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MICHELLE UTSLER. COUNTY RECORDER MADISON 10WA

COMPUTER__V___ RECORDED__V___ COMPARED___



WARRANTY DEED

(CORPORATE GRANTOR)
THE IOWA STATE BAR ASSOCIATION
Official Form No. 104
Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)

Arthur C. Hedberg, Attorney 840 5th Ave Des Moines, IA 50309-1307

(515) 288-4146

Taxpayer Information: (Name and complete address)

St./Charles Medical Clinic, R.L.C. . 101 E. Main St. St. Charles, IA 50240

Return Document To: (Name and complete address)

Phil Watson, Atty. 535 E. Army Pd Rd. Des Moines, IA 50315-5930

(515) 287-7000

Grantors:

Grantees:

Legal description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED (CORPORATE GRANTOR)

For the consideration of Orie (\$1.00) Dollar(s) and other valuable consideration, Fixgent Specialists, P.C. a corporation organized and existing under the laws of Lowa does hereby Convey to St. Charles Medical Clinic.P.L.c. the following described real estate in Madison County, lowa: Lot Five (5) in the Northeast Section of the original town of St. Charles, Madison County, Iowa EXEMPT COURT ORDERED SALE The Corporation hereby covenants with grantees, and successors in interest, that it holds the real estate by title in fee simple; that it has good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances, except as may be above stated; and it covenants to Warrant and Defend the real estate against the fawful claims of all persons, except as may be above stated. Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, according to the context. ESTATE OF JAMES SCOTT BILLINGS Title BY JOANN M. BILLINGS Title This instrument was acknowledged before me on BY JOANN M. BILLINGS Title This instrument was acknowledged before me on BY JOANN M. BILLINGS Title AND JOANN M. BILLINGS Title This instrument was acknowledged before me on JUNE 21, 2006 BY JOANN M. BILLINGS Title AND JOANN M. BILLINGS TITLE This instrument was acknowledged before me on JUNE 21, 2006 BY JOANN M. BILLINGS TITLE AND JOANN M. BILLINGS TITLE THE BESTATE OF JAMES SCOTT BILLINGS TITLE AND JOANN M. BILLINGS TITLE AND JOANN M. BILLINGS TITLE AND JOANN M. BILLINGS TOWN MARRANTY DEED (CORPORATE EDWANDER) BY JOANN M. BILLINGS TOWN MARRANTY DEED (CORPORATE EDWANDER)	SOCIATION .		•	,			
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