

Document 2006 3409

Book 2006 Page 3409 Type 03 001 Pages 3
Date 8/18/2006 Time 11:38 AM
Rec Amt \$17.00 Aud Amt \$5.00
Rev Transfer Tax \$100.00
Rev Stamp# 374 DOV# 362

MICHELLE UTSLER, COUNTY RECORDER
MADISON IOWA

COMPUTER	<input checked="" type="checkbox"/>
RECORDED	<input checked="" type="checkbox"/>
COMPARED	<input type="checkbox"/>



Warranty Deed

(Corporate/Business Entity Grantor)
THE IOWA STATE BAR ASSOCIATION
Official Form #335

Recorder's Cover Sheet

✓ **Preparer Information:** (Name, address and phone number)
Jerrold B. Oliver, P.O. Box 230, Winterset, IA 50273, Phone: (515) 462-3731

\$63,000⁰⁰

Taxpayer Information: (Name and complete address)

Nick Marshall
509 W Summit
Winterset, IA 50273

Return Document To: (Name and complete address)

Jerrold B. Oliver
PO BOX 230
Winterset, IA 50273

Grantors:

Wildwood Estate Corporation

Grantees:

Nick Marshall

Legal description: See Page 2

Document or instrument number of previously recorded documents:



Warranty Deed

(Corporate/Business Entity Grantor)

For the consideration of Sixty-three thousand Dollar(s) and other valuable consideration, Wildwood Estate Corporation, a(n) Corporation organized and existing under the laws of Iowa does hereby Convey to Nick Marshall, Single

the following described real estate in Madison County, Iowa:

That part of Lot Four (4) of Wilson's Four Acre Lot in the City of Winterset, Madison County, Iowa, described as commencing at the Southeast corner of said Lot Four (4) and running thence West 76 feet, thence North 178 feet, thence East 10 feet, thence North 44 feet, thence East 66 feet, thence South 222 feet to the point of beginning.

The grantor 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 lawful 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.

Dated: 9/16/06

Wildwood Estate Corporation
a(n) Corporation

By: [Signature]
George Raymond Montross, President

By _____

STATE OF CALIFORNIA, COUNTY OF _____

This instrument was acknowledged before me on this _____ by George Raymond Montross as President of Wildwood Estates Corporation.

_____, Notary Public

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California }
County of San Joaquin } ss.

On 8/16/06 before me, Rachel Debord
Date Name and Title of Officer (e.g., "Jane Doe, Notary Public")
personally appeared George Raymond Montross
Name(s) of Signer(s)

personally known to me
 proved to me on the basis of satisfactory evidence

to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.
Rachel Debord
Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer

Signer's Name: _____

- Individual
- Corporate Officer — Title(s): _____
- Partner — Limited General
- Attorney-in-Fact
- Trustee
- Guardian or Conservator
- Other: _____

Signer Is Representing: _____

