

MICHELLE UTSLER, COUNTY RECORDER
MADISON IOWA

COMPUTER	<input checked="" type="checkbox"/>
RECORDED	<input checked="" type="checkbox"/>
CO. TAPES	<input type="checkbox"/>

©THE IOWA STATE BAR ASSOCIATION Official Form No. 101 - May 2006	Jerrold B. Oliver ISBA # 04132	FOR THE LEGAL EFFECT OF THE USE OF THIS FORM, CONSULT YOUR LAWYER
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Return Document to: Jerrold B. Oliver, P.O. Box 230, Winterset, IA 50273, Phone: (515) 462-3731
 Preparer Information: Jerrold B. Oliver, P.O. Box 230, Winterset, IA 50273, Phone: (515) 462-3731
 Address Tax Statement: Bluebird Properties, LLC, 4505 Coors Dr, Winterset, IA 50265



WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration,
Tray W. Thomas and Tammy Thomas, Husband and Wife

do hereby Convey to
Bluebird Properties, LLC

the following described real estate in Madison County, Iowa:
See 1 in Addendum

Grantors do Hereby Covenant with grantees, and successors in interest, that grantors hold the real estate by title in fee simple; that they have 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 grantors Covenant to Warrant and Defend the real estate against the lawful claims of all persons except as may be above stated. Each of the undersigned hereby relinquishes all rights of dower, homestead and distributive share in and to the real estate. Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated: Sept 19 2006

Tray W. Thomas
Tray W. Thomas (Grantor)

Tammy Thomas
Tammy Thomas (Grantor)

STATE OF IOWA COUNTY OF POLK

This instrument was acknowledged before me on September 19 2006 by Tray W. Thomas and Tammy Thomas, Husband and Wife



Patricia A. Wilson
Notary Public

(This form of acknowledgment for individual grantor(s) only)

Addendum

1. Government Lot Four (4) of Section Six (6) in Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa with any easements and appurtenant servient estates, but subject to the following: a. any zoning and other ordinances; b. any covenants of record; c. any easements of record for public utilities, roads and highways; and d. (consider: liens, mineral rights, other easements; interest of others.)

This deed is exempt from the real estate transfer tax pursuant to Iowa Code Section 428A.2 subparagraph 15. Therefore, no Declaration of Value or Ground Water Statement is required.