

Document 2006 4118

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Date 10/04/2006 Time 10:51 AM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$216.80

Rev Stamp# 454 DOV# 445

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

8038AL

Preparer Information: (Name, address and phone number)

Matthew D. Kern, 4201 Westown Parkway - Suite 250, West Des Moines, IA 50266, Phone: (515) 283-1801

\$ 136,000.00

vmca

Taxpayer Information: (Name and complete address)

Charles D. Dixon
2489 Hiatt Apple Trl.
Winterset, IA 50273

Return Document To: (Name and complete address)

Charles D. Dixon
2489 Hiatt Apple Trl.
Winterset, IA 50273

Grantors:

R & J Home Center, Ltd.

Grantees:

Charles D. Dixon, a single person,

Legal description: See Page 2

Document or instrument number of previously recorded documents:



Warranty Deed

(Corporate/Business Entity Grantor)

For the consideration of One (\$1.00) Dollar(s) and other
valuable consideration, R & J Home Center, Ltd., a(n)
Limited Partnership organized and existing under the laws of
Iowa does hereby Convey to Charles D. Dixon, a single person,

the following described real estate in Madison County, Iowa:

Lot Three (3) of Jones Creek Development located in the Northeast Quarter (1/4) of the Northeast Quarter (1/4) of Section
Twenty-three (23), Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., Madison County,
Iowa.



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: 10/03/06

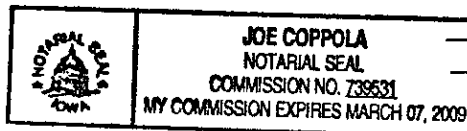
R & J Home Center, Ltd.
a(n) Limited Partnership

By Robert D. Jones
Robert D. Jones, President

By _____

STATE OF Iowa, COUNTY OF Polk

This instrument was acknowledged before me on this 10/03/06 by Robert D. Jones as
President of
Limited Partnership



[Signature], Notary Public