



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

\$ 65,000

Taxpayer Information: (Name and complete address)

Amber Court, LLC
120 W. Jefferson
Winterset, IA 50273

Return Document To: (Name and complete address)

Jerrold B. Oliver
PO BOX 230
Winterset, IA 50273

Grantors:

Wildwood Estates Corporation

Grantees:

Amber Court, LLC

Legal description: See Page 2

Document or instrument number of previously recorded documents: See Page 2



Warranty Deed

(Corporate/Business Entity Grantor)

For the consideration of Sixty-five thousand Dollar(s) and other valuable consideration, Wildwood Estates Corporation, a(n) Corporation organized and existing under the laws of Iowa does hereby Convey to Amber Court, LLC

the following described real estate in Madison County, Iowa:
Lot One (1) of Schwanebeck Addition to the City of Winterset, 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.

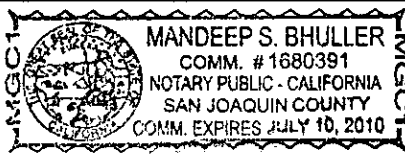
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, according to the context.

Dated: 2/16/07

Wildwood Estates Corporation
a(n) Corporation
By [Signature]
George R. Montross, President
By _____

STATE OF CALIFORNIA, COUNTY OF San Joaquin

This instrument was acknowledged before me on this 2/16/2007 by George R. Montross as President of Wildwood Estates Corporation



[Signature]
_____, Notary Public