

Document 2007 1748

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Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$47.20

Rev Stamp# 162 DOV# 169

LISA SMITH, COUNTY RECORDER  
MADISON IOWA

IND ✓  
ANNC  
SCAN  
CHEK



## 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)

Jane E. Rosien, 223 E. Court Avenue, P. O. Box 67, Winterset, IA 50273, Phone: (515) 462-4912

\$ 30,000.00

**Taxpayer Information:** (Name and complete address)

G. Wade Motsinger and G. Lavonne Motsinger

155 Bel Aire Drive, P. O. Box 53

Waukee, IA 50263

✓ **Return Document To:** (Name and complete address)

Jane E. Rosien

223 E. Court Avenue, P. O. Box 67

Winterset, IA 50273

**Grantors:**

OAK PARK GROUP, L.L.C.

**Grantees:**

G. Wade Motsinger and G. Lavonne  
Motsinger, Husband and Wife, as Joint  
Tenants with Full Rights of Survivorship and  
Not as Tenants in Common

**Legal description:** See Page 2

**Document or instrument number of previously recorded documents:**



# Warranty Deed

(Corporate/Business Entity Grantor)

For the consideration of Thirty Thousand Dollar(s) and other valuable consideration, OAK PARK GROUP, L.L.C., a(n) Limited Liability Company organized and existing under the laws of Iowa does hereby Convey to G. Wade Motsinger and G. Lavonne Motsinger, Husband and Wife, as Joint Tenants with Full Rights of Survivorship and Not as Tenants in Common the following described real estate in Madison County, Iowa:  
Parcel "A" located in the West 44 rods of the Northeast Fractional Quarter (1/4) of the Northwest Quarter (1/4) of Section Six (6), Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., City of Winterset, Madison County, Iowa, containing 2.000 Acres, as shown in Plat of Survey filed in Book 2, Page 388 on February 16, 1999, in the Office of the Recorder of 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: April 23, 2007

OAK PARK GROUP, L.L.C.  
a(n) Limited Liability Company

By J. Thomas Collins, President

By Terri L. Collins, Secretary

STATE OF IOWA, COUNTY OF MADISON

This instrument was acknowledged before me on this April 23, 2007 by J. Thomas Collins and Terri L. Collins as President and Secretary, respectively of OAK PARK GROUP, L.L.C.

Carla J. Vasey  
Carla J. Vasey, Notary Public

