

Document 2007 2321

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Rec Amt \$12.00 Aud Amt \$5.00
Rev Transfer Tax \$799.20
Rev Stamp# 222

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LISA SMITH, COUNTY RECORDER
MADISON IOWA

©THE IOWA STATE BAR ASSOCIATION Official Form No. 101 - May 2006 Tom W. George FOR THE LEGAL EFFECT OF THE USE OF THIS FORM, CONSULT YOUR LAWYER

Return To: Tom W. George, 3737 Westown Parkway, Suite 2D, West Des Moines, IA 50266, (515) 327-1750

Preparer: Tom W. George, 3737 Westown Parkway, Suite 2D, West Des Moines, IA 50266, (515) 327-1750

Taxpayer: Bluebird Properties, LLC 4305 Cody Drive, West Des Moines, Iowa 50265



500,000.00

WARRANTY DEED

For the consideration of (\$1.00) One and no/100 Dollar(s) and other valuable consideration,
John A. Elgin, single,

do hereby
Convey to Bluebird Properties, LLC

the
following described real estate in Madison County, Iowa:

See Attached Legal Description

Satisfaction of Contract filed September 8, 2006 in Book 2006 at Page 3695

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.

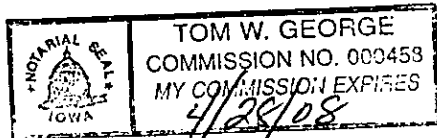
Dated: 5-30-07

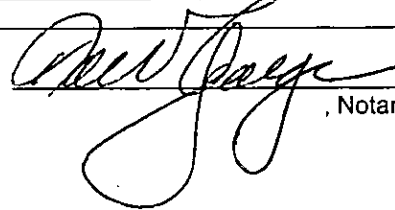

John A. Elgin (Grantor)

(Grantor)

STATE OF IOWA COUNTY OF _____

This instrument was acknowledged before me on _____, by John A. Elgin, single,




_____, Notary Public

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

Parcel "D" A part of the Southwest Quarter (SW $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$) and a part of the Northwest Quarter (NW $\frac{1}{4}$) of the Southwest Quarter in Section Five (5), Township Seventy-seven (77) North, Range Twenty-six (26) West of the Fifth P.M., Madison County, Iowa, more particularly described as follows:

Beginning at the West Quarter corner of Section Five (5), Township Seventy-seven (77) North, Range Twenty-six (26) West, thence S 00°00'08" West along the West line of the Northwest Quarter (NW $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) of said Section Five (5) to the centerline of 105th Street; thence N 80°14'46" East along said 105th Street centerline for 475.64 feet; thence N 01°41'48" E for 169.98 feet to the south line of the Southwest Quarter (SW $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$); thence N 01°41'48" E for 1390.74 feet to the north line of said Southwest Quarter (SW $\frac{1}{4}$) Northwest Quarter (NW $\frac{1}{4}$); thence S 82°54'25" W along said north line for 518.98 feet to the west line of said Southwest Quarter (SW $\frac{1}{4}$) Northwest Quarter (NW $\frac{1}{4}$); thence S 00°00'08" W along said west line for 1406.05 feet to the point of beginning. This parcel contains 17.67 acres and is subject to easements of record; AND, all that part of Government Lot Seven (7) of Section Six (6), lying North of the public highway as now located in said Section, except the West 40 rods thereof, in Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa