

Document 2007 3092

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Date 8/09/2007 Time 10:10 AM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$148.00

Rev Stamp# 312 DOV# 326

LISA SMITH, COUNTY RECORDER

MADISON IOWA

INDX ✓

ANNO

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)

Jerrold B. Oliver, P.O. Box 230, Winterset, IA 50273, Phone: (515) 462-3731

\$93,000.00

Taxpayer Information: (Name and complete address)

Preston Fleming and Shalea Fleming, 144 8th Ave. S., Winterset, IA 50273

Return Document To: (Name and complete address)

Preston Fleming and Shalea Fleming, 144 8th Ave. S., Winterset, IA 50273

Grantors:

Amber Court, L.L.C.

Grantees:

Preston Fleming and Shalea Fleming 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 One Dollar(s) and other valuable consideration, Amber Court, L.L.C., a(n) Limited Liability Company organized and existing under the laws of Iowa does hereby Convey to Preston Fleming and Shalea Fleming as Joint Tenants with Full Rights of Survivorship and Not as Tenants in Common 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: Aug 6, 2007

Amber Court, L.L.C.
a(n) Limited Liability Company
By Mike Montross, Manager
Mike Montross, Manager

By _____

STATE OF Iowa, COUNTY OF Madison
This instrument was acknowledged before me on this Aug 6, 2007 by Mike Montross as Manager of Amber Court, L.L.C.

Jerrold B. Oliver, Notary Public

