



Document 2007 4019

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Rec Amt \$12.00 Aud Amt \$5.00

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LISA SMITH, COUNTY RECORDER  
MADISON IOWA



### WARRANTY DEED

(CORPORATE GRANTOR)  
THE IOWA STATE BAR ASSOCIATION  
Official Form No. 104  
Recorder's Cover Sheet

**Preparer Information:** (Name, address and phone number)

Breanna L. Young, 115 E. First Street, P.O. Box 370, Earlham, Iowa 50072 (515) 758-2267

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

Young and Co.  
1838 Earlham Road  
Winterset, IA 50273

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

Wilson H. Young and Ruth L. Young  
1838 Earlham Road  
Winterset, IA 50273

**Grantors:**

Young and Co.

**Grantees:**

Wilson H. Young  
Ruth L. Young

**Legal description:** See Page 2

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



**WARRANTY DEED**  
(CORPORATE GRANTOR)

For the consideration of One  
Dollar(s) and other valuable consideration,  
Young and Co.

a corporation organized and existing under the laws of  
the State of Iowa

does hereby Convey to  
Wilson H. Young and Ruth J. Young, 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:  
The Northeast Fractional Quarter (1/4) of the Northwest Quarter (1/4) of Section Five (5) in Township  
Seventy-four (74) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa.

Monetary consideration for this transfer is less than \$500.00. Therefore, this transfer is exempt from Iowa  
real-estate transfer tax and the filing requirements for declaration of value and groundwater hazard pursuant to  
Iowa Code § 428A.2(21).

The Corporation 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.

Young and Co.

Dated: October 31, 2007

By Wilson H Young  
Wilson H. Young, Its President Title

By Wilson H Young  
Wilson H. Young, Its Secretary Title

STATE OF IOWA COUNTY OF MADISON

This instrument was acknowledged before me on October 31, 2007  
by Wilson H. Young  
as President and Secretary  
of Young and Co.

Breanna Young  
Breanna L. Young Notary Public

