



REC \$ 5.00
AUD \$ 5.00
R.M.F. \$ 1.00

FILED NO. 1342

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COMPUTER
RECORDED
COMPALED

MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA

John E. Casper, 223 East Court, Winterset, IA 50273-0067 (515) 462-4912



**WARRANTY DEED
(CORPORATE GRANTOR)**

SPACE ABOVE THIS LINE
FOR RECORDER

For the consideration of One Hundred Ten Thousand and no/100 (\$110,000.00) - -
Dollar(s) and other valuable consideration, Steve Reed Developments, Inc.
a corporation organized and existing under the laws of State of Iowa
does hereby Convey to Dawn R. Clipperton

the following described real estate in Madison County, Iowa:

Unit #107 of the Jefferson Place in the City of Winterset, Madison County, Iowa, and an undivided 1/23rd interest in the common elements and areas of Jefferson Place as shown in the Declaration of Condominium of Jefferson Place filed for record on April 14, 1995 in Town Lot Deed Record 60 at page 159 in the Madison County Recorder's Office

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.

STEVE REED DEVELOPMENTS, INC.

Dated: May, 1996

By Steve Reed Pres.
Steve Reed, President Title
By _____
Title

STATE OF IOWA MADISON COUNTY, ss:

On this May day of May, 1996 before me, the undersigned, a Notary Public in and for said State, personally appeared Steve Reed and _____ to me personally known, who being by me duly sworn, did say that he is the President

of said corporation; that (no seal has been procured by the said) corporation; that said instrument was signed ~~and sealed on behalf of said corporation by authority of its Board of Directors; and that the said~~ President as such officer, acknowledged the execution of said instrument to be the voluntary act and deed of said corporation, by it and by them voluntarily executed.



Steven D. Warrington
Notary Public