



Document 2009 3555

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Date 11/24/2009 Time 8:11 AM

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LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

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Official Form No. 101 - May 2006

Jerrold B. Oliver

FOR THE LEGAL EFFECT OF THE USE OF  
THIS FORM, CONSULT YOUR LAWYER

Return To: ACTCA, LLC, 1103 State Hwy 169, Lorimor, IA 50149

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

Taxpayer: ACTCA, LLC, 1103 State Hwy 169, Lorimor, IA 50149



### WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration,  
Arnold Lourens and Carol Lourens, Husband and Wife

do hereby

Convey to ACTCA, LLC

the

following described real estate in Madison County, Iowa:

See Exhibit "A" Attached

This deed is exempt from the Iowa State Transfer Tax pursuant to Iowa Code Section 428A.2 subparagraph 15.

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.

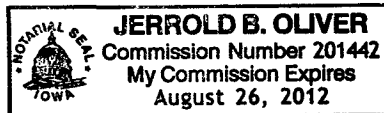
Dated: Nov 12, 2009

Arnold Lourens  
Arnold Lourens (Grantor)

Carol Lourens  
Carol Lourens (Grantor)

STATE OF IOWA, COUNTY OF MADISON

This instrument was acknowledged before me on Nov 12, 2009, by Arnold Lourens and Carol Lourens, Husband and Wife



Jerrold B. Oliver, Notary Public

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

EXHIBIT "A"

**LEGAL DESCRIPTION:**

Parcel "B", located in the Northwest Quarter of the Northeast Quarter of Section 31, Township 74 North, Range 28 West of the 5th P.M., Madison County, Iowa, more particularly described as follows:

Commencing at the North Quarter corner of Section 31, Township 74 North, Range 28 West of the 5th P.M., Madison County, Iowa; thence North  $89^{\circ}54'09''$  East, 646.72 feet along the North line of the Northwest Quarter of the Northeast Quarter of said Section 31 to the Point of Beginning; thence North  $89^{\circ}54'09''$  East, 492.00 feet along the North line of the Northwest Quarter of the Northeast Quarter of said Section 31; thence South  $00^{\circ}05'50''$  East, 266.00 feet; thence South  $89^{\circ}54'09''$  West, 492.00 feet; thence North  $00^{\circ}05'50''$  West, 266.00 feet to the Point of Beginning. Said Parcel contains 3.00 acres, including 0.45 acres of County Road right-of-way.