

REG. \$ 5.00
AD. \$ 5.00
TOTAL \$ 10.00

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BOOK 61 PAGE 467
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Prepared by:
James L. Hansen
6600 University Avenue
Des Moines, Iowa 50311

COMPUTER
RECORDED
COMPARED

MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA



**WARRANTY DEED
(CORPORATE GRANTOR)**

SPACE ABOVE THIS LINE
FOR RECORDER

For the consideration of One and no/100-----
Dollar(s) and other valuable consideration, G and G Properties Inc.
a corporation organized and existing under the laws of Iowa
does hereby Convey to Bhupen Patel

the following described real estate in Madison County, Iowa:

Lot Seven (7) of HELEN McCALL HUNTOON ADDITION,
PLAT NO. THREE (3), to the Town of Winterset,
Madison County, Iowa.

(This deed given to replace deed dated November
12, 1991 and filed for record on November 14,
1991 in Town Lot Deed Record 57 at page 162 of
the records of the Madison County Recorder.)

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.

Dated: November 27, 1996
~~XXXXXXXXXXXXXXXXXXXX~~
By G & G Properties, Inc.
Roger Gifford, President Title
By Jacqueline Coldiron Sec/Treas Title
Jacqueline Coldiron, Secretary & Treasurer

STATE OF IOWA MADISON COUNTY, ss:
On this 27th day of ~~XXXXXXXXXX~~ November, 19 96 before me, the undersigned, a Notary Public in and for said State, personally appeared Roger Gifford and Jacqueline Coldiron to me personally known, who being by me duly sworn, did say that they are the President and Secretary & Treasurer respectively, of said corporation; that (no seal has been procured by the said) corporation; that said instrument was signed (the seal affixed thereto is the seal of said) and sealed on behalf of said corporation by authority of its Board of Directors; and that the said Roger Gifford, President and Jacqueline Coldiron, Secretary & Treasurer as such officers, acknowledged the execution of said instrument to be the voluntary act and deed of said corporation, by it and by them voluntarily executed.

Newa Cunningham, Notary Public