

COMPUTER
 RECORDED
 COMPARED

REC \$ 5.00
 AUD \$ 5.00
 P.M.F. \$ 6.00

20,000

REAL ESTATE TRANSFER TAX PAID 44 STAMP #	
\$ <u>31.20</u>	
RECORDER <i>[Signature]</i>	
7-28-97	Madison
DATE	COUNTY

FILED NO. 369
 BOOK 61 PAGE 827

Prepared by Beverly Wild, 105 South 4th, Guthrie Center, IA 50115, 319-47-3045

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CORPORATE WARRANTY DEED

NICHELLE UTSLER
 RECORDER
 MADISON COUNTY, IOWA

For the consideration of One Dollar and other valuable consideration, G & G Properties, Inc., a corporation organized and existing under the laws of Iowa, (Grantor) does hereby convey to Roger Gifford and Jacqueline Coldiron, husband and wife, as joint tenants with full rights of survivorship and not as tenants in common (Grantees), as the following described real estate in Madison County, Iowa:

Lot Nine (9) of Helen McCall Huntoon Addition Plat No. 3 to the City of Winterset, Madison County, Iowa

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, and as masculine or feminine gender, according to the context.

G & G Properties, Inc.

Dated 7-26-97

By [Signature]
 Roger Gifford, President

STATE OF IOWA)
) ss.
 COUNTY OF Madison)

On this 26th day of July, 1997, before me the undersigned, a Notary Public in and for said County and State, personally appeared Roger Gifford, 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 on behalf of said corporation by authority of its Board of Directors; and that the said Roger Gifford, as such officer, acknowledged the execution of said instrument to be the voluntary act and deed of said corporation by it and by him voluntarily executed.

Neva Cunningham
 Notary Public in and for State of Iowa

