

2

REAL ESTATE TRANSFER  
TAX PAID 19  
STAMP #  
\$ 116.80  
Michelle Utsler  
RECORDER  
4-14-94 Madison  
DATE COUNTY

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

FILED NO. 2799

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94 APR 14 PM 3:14

MICHELLE UTSLER  
RECORDER  
MADISON COUNTY, IOWA

COMPUTER   
RECORDED   
COMPARED



**WARRANTY DEED  
(CORPORATE GRANTOR)**

SPACE ABOVE THIS LINE  
FOR RECORDER

For the consideration of Seventy-three Thousand Four Hundred Sixty-seven and 96/100 (\$73,467.96)  
Dollar(s) and other valuable consideration, G & G Properties, Inc.  
a corporation organized and existing under the laws of Iowa  
does hereby Convey to Roger T. Gifford and Jacqueline J. Coldiron, 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 West  $\frac{1}{2}$  of Lot 8 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; according to the context.

G & G Properties, Inc.

Dated: April 13, 1994

By [Signature] President  
Roger T. Gifford Title  
By [Signature] Title

STATE OF Iowa Madison COUNTY, ss:

On this 13th day of April, 1994 before me, the undersigned, a Notary Public in and for said State, personally appeared Roger T. Gifford and \_\_\_\_\_  
to me personally known, who being by me duly sworn, did say that they are the President  
and \_\_\_\_\_

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 T. Gifford  
and \_\_\_\_\_ 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.



[Signature]  
\_\_\_\_\_, Notary Public