

Document 2009 2096

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Date 6/30/2009 Time 11:51 AM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$447.20

Rev Stamp# 147 DOV# 157

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

INDX

ANNO

SCAN

CHEK



Warranty Deed

(Corporate/Business Entity Grantor)

THE IOWA STATE BAR ASSOCIATION

Official Form #335

Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)

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

\$200,000.00

Taxpayer Information: (Name and complete address)

Erik & Deborah Erikson, 2232 Holliwell Valley Ct., Winterset, IA 50273

Return Document To: (Name and complete address)

Erik & Deborah Erikson, 2232 Holliwell Valley Ct., Winterset, IA 50273

Grantors:

Holliwell Valley Development, Inc.

Grantees:

Erik Erikson and Deborah Erikson as Joint
Tenants with Full Rights of Survivorship and
Not as Tenants Common

Legal description: See Page 2

Document or instrument number of previously recorded documents:



Warranty Deed

(Corporate/Business Entity Grantor)

For the consideration of 280,000.00 Dollar(s) and other
valuable consideration, Holliwell Valley Development, Inc.

a(n) Corporation organized and existing under
the laws of Iowa does hereby Convey to Erik Erikson and Deborah
Erikson as Joint Tenants with Full Rights of Survivorship and Not as Tenants Common

the following described real estate in Madison County, Iowa:
Lot Ten (10), Holliwell Valley Subdivision, in Section Five (5), Township Seventy-five (75) North,
Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa.

* the NORTHEAST QUARTER OF



The grantor 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: 6-26-09

Holliwell Valley Development, Inc.

a(n) Corporation

By

Patrick F. Corkrean
Patrick F. Corkrean, President

By

STATE OF IOWA, COUNTY OF MADISON

This instrument was acknowledged before me on this _____
by Patrick F. Corkrean
as President
of Holliwell Valley Development, Inc.



[Signature] Notary Public