



Document 2010 2462

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Date 10/08/2010 Time 11:19 AM

Rec Amt \$14.00 Aud Amt \$5.00

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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA



WARRANTY DEED
THE IOWA STATE BAR ASSOCIATION
Official Form #101
Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)

Lawrence P. Van Werden, 200 W. Jefferson St., Osceola, IA 50213, Phone: (641)
342-2157

Taxpayer Information: (Name and complete address)

Guilliams Farm, LLC; c/o E.E. Guilliams, 530 Saint Regis Dr.; Johns Creek, GA 30022

W

Return Document To: (Name and complete address)

Lawrence P. Van Werden, 200 W. Jefferson St., Osceola, IA 50213, Phone: (641)
342-2157 PO Box 199

Grantors:

Eugene Guilliams
Imogene Guilliams

Grantees:

Guilliams Farm, LLC

Legal description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of Estate Planning Objectives Dollar(s) and other valuable consideration,
Eugene Guilliams and Imogene Guilliams,
husband and wife do hereby Convey to
Guilliams Farm, LLC
(a Georgia limited liability company) the

following described real estate in Madison County, Iowa:
The Southeast Quarter of the Northwest Quarter (SE¼ NW¼); the Southeast Quarter of the Southwest Quarter (SE¼ SW¼); the Northeast Quarter of the Southwest Quarter (NE¼ SW¼); the West Half of the Southwest Quarter of the Northeast Quarter (W½ SW¼ NE¼) EXCEPT a tract described as follows: Commencing at the Southeast corner of said twenty (20) acre tract, running thence West four (4) rods, thence North eight (8) rods, thence East four (4) rods, thence South eight (8) rods to the place of beginning; the West eighteen (18) acres of the Northwest Quarter of the Southeast Quarter (NW¼ SE¼); and a tract described as follows: Commencing at the Northeast corner of the Northwest Quarter of the Southwest Quarter (NW¼ SW¼) running thence North eight (8) rods, thence West twenty-five and one-half (25½) rods, thence South eighty-eight (88) rods, thence East twenty-five and one-half (25½) rods, thence North eighty (80) rods to the place of beginning; all in Section Eight (8), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa.

NO TRANSFER TAX - EXEMPT PURSUANT TO §428A.2(15) CODE OF IOWA (2009)

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: September 21, 2010

Eugene Guilliams (Grantor)

Imogene Guilliams (Grantor)

(Grantor)

(Grantor)

STATE OF GEORGIA, COUNTY OF Fulton
This instrument was acknowledged before me on September 29, 2010, by Eugene Guilliams and Imogene Guilliams, husband and wife

Laura A Fawcett
, Notary Public

