



Document 2011 2382

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INDX ✓
ANNO ✓
SCAN
CHEK

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA



#97,300.00

WARRANTY DEED
(CORPORATE GRANTOR)
THE IOWA STATE BAR ASSOCIATION
Official Form No. 104
Recorder's Cover Sheet

37341RegLSB

1
3

Preparer Information: (Name, address and phone number)
Richard K. Hansen
2400 Nw 86th #17
Des Moines, Ia. 50322
515-278-8808

Taxpayer Information: (Name and complete address)
Action Financial Services, Inc.
2400 NW 86th #17
Des Moines, Ia. 50322

Return Document To: (Name and complete address)
Action Financial Services, Inc.
2400 NW 86th #17
Des Moines, Ia. 50322

Grantors:
Action Financial Services, Inc.

Grantees:
William Gilliam

Legal description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED (CORPORATE GRANTOR)

For the consideration of (\$1.00) One
Dollar(s) and other valuable consideration,
Action Financial Services, Inc.
a corporation organized and existing under the laws of
Iowa
does hereby Convey to
William Gilliam, single

the following described real estate in Madison County, Iowa:

The Northeast Quarter (1/4) of the Northwest Quarter (1/4) of Section Twelve (12), Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, EXCEPT Parcel "A", containing 3.000 acres, as shown in Plat of Survey filed in Book 2, Page 437 on January 21, 1994, in the Office of the Recorder of Madison County, Iowa



Locally known as: 2313 Carver Road, Winterset, Iowa

This deed is given in full satisfaction of the Real Estate Contract filed 12/3/04 in Book 2004 at Page 5695 between Dennis G. Daggett and Cynthia R. Daggett, husband and wife and William Gilliam; Assignment of Real Estate Contract filed 12/6/05 in Book 2005 at Page 5841 from Dennis G. Daggett and Cynthia R. Daggett husband and wife to Action Financial Services, Inc.; and a Modification and Amendment to Real Estate Contract filed 12/12/05 in Book 2005 at Page 5932; and a second Modification and Amendment to Real Estate Contract filed 12/27/05 in Book 2005 at Page 6128.

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.

Action Financial Services, Inc.

Dated: 9/2/11

By [Signature]
Title

By _____
Title

STATE OF Iowa, COUNTY OF Polk

This instrument was acknowledged before me on Sept 2, 2011
by Richard K. Hansen
as President
of Action Financial Services, Inc.

[Signature]
~~Janet Hansen~~ Joe Coppola, Notary Public