



Document 2011 3450

Book 2011 Page 3450 Type 03 001 Pages 2  
Date 12/20/2011 Time 3:11 PM  
Rec Amt \$12.00 Aud Amt \$5.00  
Rev Transfer Tax \$247.20  
Rev Stamp# 369 DOV# 393

INDX ✓  
ANNO  
SCAN  
CHEK

LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA



\$155,000

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

**Preparer Information:** (Name, address and phone number)

Aaron H. Ginkens, 12257 University Avenue, Suite 200, Clive, IA 50325, Phone:  
(515) 255-8680

2011-DMM522

**Taxpayer Information:** (Name and complete address)

Darrin L. Hager, 705 East Madison Street, Winterset, Iowa 50273

**Return Document To:** (Name and complete address)

Aaron H. Ginkens, 12257 University Avenue, Suite 200, Clive, IA 50325, Phone:  
(515) 255-8680

**Grantors:**  
Valley Bank

**Grantees:**  
Darrin L. Hager

**Legal description:** See Page 2

**Document or instrument number of previously recorded documents:**

1/2



**WARRANTY DEED**  
(CORPORATE GRANTOR)

For the consideration of One (\$1.00)

Dollar(s) and other valuable consideration,

Valley Bank

a corporation organized and existing under the laws of  
Illinois

does hereby Convey to

Darrin L. Hager, a single person

the following described real estate in Madison County, Iowa:

Lot Two (2) of Replat of Lot 3 in Helen McCall Huntoon Addition Plat No. 3, City of Winterset,  
Madison County, Iowa.



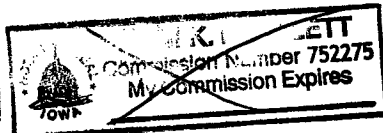
The Corporation hereby covenants with grantees, and successors in interest, that it holds the real estate by title in fee simple; that it has good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances, except as may be above stated; 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.

Dated: 12/8/2011  
By Valley Bank  
a(n) Illinois corporation  
By Jon Aldrich, Vice President Title  
By \_\_\_\_\_ Title

STATE OF IOWA, COUNTY OF POLK

This instrument was acknowledged before me on \_\_\_\_\_  
by Jon Aldrich  
as Vice President  
of Valley Bank



Toni K. Bartlett, Notary Public