



Document 2012 1284

Book 2012 Page 1284 Type 03 001 Pages 2
Date 5/01/2012 Time 11:46 AM
Rec Amt \$12.00 Aud Amt \$5.00
Rev Transfer Tax \$115.20
Rev Stamp# 126 DOV# 133
LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

INDX ✓
ANNO
SCAN
CHEK

©THE IOWA STATE BAR ASSOCIATION
Official Form No. 101 - May 2006

Mark L. Smith

FOR THE LEGAL EFFECT OF THE USE OF
THIS FORM, CONSULT YOUR LAWYER

Return To: LPB Inc., 220 West 1st Street, Earlham, IA 50072

Preparer: Mark L. Smith, POB 230, Winterset, IA 50273, (515) 462-3731

Taxpayer: LPB Inc., 220 West 1st Street, Earlham, IA 50072



WARRANTY DEED

For the consideration of -----\$72,500.00----- Dollar(s) and other valuable consideration,
Gregory Scott Jones, Single

do hereby
Convey to LPB, Inc.

the
following described real estate in MADISON County, Iowa:
See 1 in Addendum

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: 4/30/2012

Gregory Scott Jones

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF MADISON

This instrument was acknowledged before me on 4/30/2012, by Gregory Scott Jones

, Notary Public



(This form of acknowledgment for individual grantor(s) only)

Addendum

1. All that part of Cherry Street in the Original Town of Earlham, Madison County, Iowa, lying South of the South boundary line of Railroad Avenue, and North of the North line of the right of way of the Chicago, Rock Island and Pacific Railroad Company in said town; AND Parcel "C" located in Lot One (1), Block Thirteen (13), Original Town of Earlham, Madison County, Iowa, containing 0.179 acres, as shown in Plat of Survey filed in Book 2003, Page 4794 on August 13, 2003, in the Office of the Recorder of Madison County, Iowa; AND Parcel "A" located in the former Chicago, Rock Island and Pacific Railroad Company's Depot Grounds lying South of Lot One (1), Block Thirteen (13), Original Town of Earlham, Madison County, Iowa, containing 15,029 square feet, as shown in Plat of Survey filed in Book 2, Page 236 on December 21, 1994, in the Office of the Recorder of Madison County, Iowa, EXCEPT Parcel "D", a part of said Parcel "A", containing 0.171 acres, as shown in Plat of Survey filed in Book 2003, Page 4795 on August 13, 2003, in the Office of the Recorder of Madison County, Iowa.