



Document 2012 3878

BK: 2012 PG: 3878 Type 03 001 Pages 2  
Recorded: 12/21/2012 at 9:49:54.0 AM  
Fee Amount: \$17.00  
Revenue Tax: \$15.20  
LISA SMITH RECORDER  
Madison County, Iowa  
Rev Stamp# 388 DOV# 410

INDX ✓  
ANNO  
SCAN  
CHEK



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

*\$10,000.00*

**Preparer Information:** (Name, address and phone number)  
Karen L. Karr, 666 Grand Avenue, Suite 2000, Des Moines, IA 50309-2510, Phone:  
(515) 242-2400

**Taxpayer Information:** (Name and complete address)  
Parks Finishing C3, LLC, P.O. Box 429, Oakwood, IL 61858

**Return Document To:** (Name and complete address)  
Karen L. Karr, 666 Grand Avenue, Suite 2000, Des Moines, IA 50309-2510, Phone:  
(515) 242-2400

**Grantors:**  
Jeffry R. Kiddoo

**Grantees:**  
Parks Finishing C3, LLC

**Legal description:** See Page 2

**Document or instrument number of previously recorded documents:**  
N/A



### WARRANTY DEED

For the consideration of One (\$1.00) Dollar(s) and other valuable consideration,  
Jeffry R. Kiddoo (aka Jeffry Kiddoo), a single person  
do hereby Convey to  
Parks Finishing C3, LLC, an Iowa, manager-managed limited liability company

the following described real estate in Madison County, Iowa:

A parcel of land located in part of the NW $\frac{1}{4}$ SW  $\frac{1}{4}$  and in part of the SW $\frac{1}{4}$ SW $\frac{1}{4}$  of Section 23, Township 74 North, Range 29 West of the 5th Principal Meridian, Madison County, Iowa, said parcel being more fully described as follows: Commencing at the Northwest corner of said SW $\frac{1}{4}$ SW $\frac{1}{4}$  and the Point of Beginning; thence N00°28'27"E along the West line of said NW $\frac{1}{4}$ SW $\frac{1}{4}$  a distance of 39.35 feet; thence N90°00'00"E a distance of 517.29 feet; thence S00°28'27"W a distance of 364.60 feet; thence N90°00'00"W a distance of 517.29 feet to the West line of said SW $\frac{1}{4}$ SW $\frac{1}{4}$ ; thence N00°28'27"E along said West line a distance of 325.24 feet to the Point of Beginning. Said parcel contains 4.33 acres, more or less, including presently established county road right-of-way (0.28 acres), and is subject to easements of record, if any. The same being described in the Plat of Survey filed with the Madison County Recorder, in Book 2012 at Page 2757.

This deed is exempt according to Iowa Code 428A.2(21).

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: 12-14-2



Jeffry R. Kiddoo (Grantor)

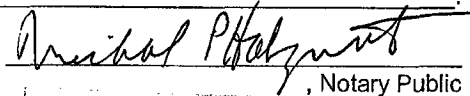
\_\_\_\_\_  
(Grantor)

\_\_\_\_\_  
(Grantor)

\_\_\_\_\_  
(Grantor)

STATE OF IOWA, COUNTY OF Madison

This instrument was acknowledged before me on \_\_\_\_\_, by Jeffry R. Kiddoo, a single person

  
\_\_\_\_\_  
Notary Public

