



Document 2012 4007

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Rev Transfer Tax \$679.20

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INDX ✓

ANNO

SCAN

LISA SMITH, COUNTY RECORDER

CHEK

MADISON COUNTY IOWA



WARRANTY DEED

(CORPORATE GRANTOR)

THE IOWA STATE BAR ASSOCIATION

Official Form No. 104

Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)

James L. Pedersen, P.C., 201 East Monroe, PO Box 386, Mount Ayr, IA 50854, Phone: (641) 464-2205

Taxpayer Information: (Name and complete address)

All R's, LLC, 1001 W. Columbus Street, Mount Ayr, IA 50854

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

James L. Pedersen, P.C., 201 East Monroe, PO Box 386, Mount Ayr, IA 50854,

Phone: (641) 464-2205

Grantors:

Ranco Two, Inc.,

Grantees:

All R's, LLC

Legal description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED (CORPORATE GRANTOR)

For the consideration of Four Hundred Twenty-five Thousand and 00/100 (\$425,000.00)
Dollar(s) and other valuable consideration,
Ranco Two, Inc.,
a corporation organized and existing under the laws of
Iowa
does hereby Convey to
All R's, LLC, an Iowa limited liability company,

the following described real estate in Madison County, Iowa:
A parcel of land located in Lots Nine (9), Ten (10), Fifteen (15), and Sixteen (16) of Block Two (2) of Kellison and Keeling's Addition to Winterset, Madison County, Iowa, said parcel is more particularly described as follows: Commencing at the Northeast Corner of said Lot Nine (9); thence South 0°00' East 152.8 feet along the east lines of said Lots Nine (9), Ten (10), and Sixteen (16), thence South 46°11' West 83.2 feet; thence South 89°38 1/2' West 72.0 feet to a point on the west line of said Lot Fifteen (15); thence North 0°01' East 210.9 feet along the west lines of said Lots Fifteen (15), Sixteen (16), Ten (10), and Nine (9) to the Northwest Corner thereof; thence South 89°59' East 132.0 feet, along the north line of said Lot Nine (9) to the Northeast Corner thereof, the Point of Beginning, said parcel contains 0.60 acre, more or less.
AND,
Lot Twelve (12) of Helen McAll Huntoon Addition, Plat No. 3, to the City of Winterset, Madison County, Iowa.

NOTE: THIS DEED IS GIVEN IN SATISFACTION OF A REAL ESTATE CONTRACT DATED April 26, 2007, FILED May 4, 2007, IN BOOK 2007 AT PAGE 1895 IN THE OFFICE OF THE MADISON COUNTY RECORDER AND IS EXEMPT FROM THE FILING OF A DECLARATION OF VALUE AND GROUNDWATER HAZARD STATEMENT.

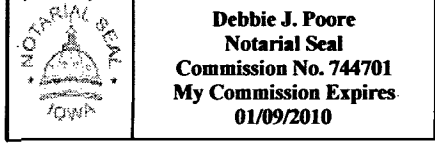
The Corporation hereby covenants with grantees, and successors in interest, that it holds the real estate by title in fee simple; that it has good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances, except as may be above stated; 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: April 26, 2007
Ranco Two, Inc.,
a(n) Iowa corporation
By Randy Smith Title
By Connie Smith Title
Randy Smith, President
Connie Smith, Vice-President

STATE OF IOWA, COUNTY OF RINGGOLD

This instrument was acknowledged before me on _____
by Randy Smith and Connie Smith
as President and Vice-President
of Ranco Two, Inc.,



Debbie J. Poore, Notary Public