



Document 2013 1001

Book 2013 Page 1001 Type 03 001 Pages 3

Date 4/08/2013 Time 10:54 AM

Rec Amt \$17.00 Aud Amt \$5.00

Rev Transfer Tax \$912.00

Rev Stamp# 92

INDX ✓

ANNO ✓

SCAN

LISA SMITH, COUNTY RECORDER

MADISON COUNTY IOWA

CHEK



\$570,027.06

### Warranty Deed

(Corporate/Business Entity Grantor)

THE IOWA STATE BAR ASSOCIATION

Official Form #335

Recorder's Cover Sheet

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

Jerrold B. Oliver, Post Office Box 230, Winterset, IA 50273, Phone: (515) 462-3731

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

Benjamin J. Weigand

1824 Walmage Road

Thayer, IA 50254

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

Jerrold B. Oliver

Post Office Box 230

Winterset, IA 50273

**Grantors:**

ACTCA, LLC

**Grantees:**

Benjamin J. Waigand

**Legal description:** See Page 2

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



# Warranty Deed

(Corporate/Business Entity Grantor)

For the consideration of ---\$570,027.06--- Dollar(s) and other  
valuable consideration, ACTCA, LLC

a(n) Limited Liability Company organized and existing under  
the laws of Iowa does hereby Convey to Benjamin J. Waigand

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

This Deed is given in fulfillment of a Real Estate Contract recorded in Book 2010, Page 1358 of  
the Recorder's Office of Madison County, Iowa, for the Madison County real estate  
only.

The grantor 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 sin-  
gular or plural number, according to the context.

Dated: June 9, 2010

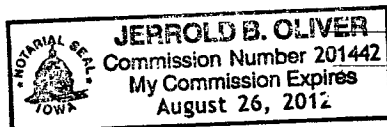
ACTCA, LLC  
a(n) Limited Liability Company

By X Arnold Lourens  
Arnold Lourens, Manager

By \_\_\_\_\_

STATE OF IOWA, COUNTY OF MADISON

This instrument was acknowledged before me on this June 9, 2010,  
by Arnold Lourens  
as Manager  
of ACTCA, LLC



Jerrold B. Oliver, Notary Public

EXHIBIT "A"

**LEGAL DESCRIPTION:**

Parcel "B", located in the Northwest Quarter of the Northeast Quarter of Section 31, Township 74 North, Range 28 West of the 5th P.M., Madison County, Iowa, more particularly described as follows:

Commencing at the North Quarter corner of Section 31, Township 74 North, Range 28 West of the 5th P.M., Madison County, Iowa; thence North 89°54'09" East, 646.72 feet along the North line of the Northwest Quarter of the Northeast Quarter of said Section 31 to the Point of Beginning; thence North 89°54'09" East, 492.00 feet along the North line of the Northwest Quarter of the Northeast Quarter of said Section 31; thence South 00°05'50" East, 266.00 feet; thence South 89°54'09" West, 492.00 feet; thence North 00°05'50" West, 266.00 feet to the Point of Beginning. Said Parcel contains 3.00 acres, including 0.45 acres of County Road right-of-way.