



Document 2013 2405

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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

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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)

Samuel H. Braland, P.O. Box 370, Earlham, Iowa 50072 (515) 758-2267

Taxpayer Information: (Name and complete address)

Early Chapel Christian Church
1440 - 165th Street
Earlham, Iowa 50072

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

Samuel H. Braland
P.O. Box 370
Earlham, Iowa 50072

Grantors:

H H I Co.

Grantees:

Early Chapel Christian Church

Legal description: See Page 2

Document or instrument number of previously recorded documents:



Warranty Deed

(Corporate/Business Entity Grantor)

For the consideration of One and no/100ths (\$1.00) Dollar(s) and other valuable consideration, H H I CO., a(n) corporation organized and existing under the laws of the State of Iowa does hereby Convey to EARLY CHAPEL CHRISTIAN CHURCH, an Iowa nonprofit corporation, the following described real estate in Madison County, Iowa:

Parcel "A" located in the Northwest Quarter of the Southeast Quarter (NW¼ SE¼) of Section 2, Township 76 North, Range 29 West of the 5th P.M., Madison County, Iowa, containing 0.551 acres, as shown in Plat of Survey filed in Book 2013, Page 2144 on July 19, 2013, in the Office of the Recorder of Madison County, Iowa.

This transfer is for monetary consideration of less than \$500; therefore, this transfer is exempt from the Iowa real estate transfer tax and declaration of value and groundwater hazard statement filing requirements pursuant to Section 428A.2(21), Code of Iowa.

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 singular or plural number, according to the context.

Dated: August 5, 2013

H H I Co.
a(n) Iowa corporation

By William W. Hunter
William W. Hunter, President & Secretary

By _____



STATE OF IOWA, COUNTY OF MADISON

This instrument was acknowledged before me on this August 5, 2013 by William W. Hunter as President & Secretary of H H I Co.

Samuel H. Braland, Notary Public