



Document 2014 2454

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Recorded: 10/1/2014 at 11:51:56.0 AM

Fee Amount: \$17.00

Revenue Tax: \$2,027.20

LISA SMITH RECORDER

Madison County, Iowa

INDX  
ANNO  
SCAN  
CHEK

Rev Stamp# 344 DOV# 365

## WARRANTY DEED

(CORPORATE/BUSINESS ENTITY GRANTOR)

THE IOWA STATE BAR ASSOCIATION

Official Form No. 335

Recorder's Cover Sheet

2,267,050.00

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

Karen L. Karr, 666 Grand Avenue, Suite 2000, Des Moines, IA 50312-2510, (515) 242-2400

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

Fred K. Carpenter, 3060 N. Ridgecrest #194, Mesa, AZ 85207

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

Fred K. Carpenter, 3060 N. Ridgecrest #194, Mesa, AZ 85207

**Grantors:**

Lyelca of Warren Co., an Iowa corporation

**Grantees:**

Fred K. Carpenter

**Legal Description:** See Page 2

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

Karen L. Karr

# Warranty Deed

(Corporate/Business Entity Grantor)

For the consideration of One Dollar (\$1.00) and other valuable consideration, Lyelca of Warren Co., a corporation organized and existing under the laws of Iowa does hereby Convey to Fred K. Carpenter the following described real estate in Madison County, Iowa:

THE WEST HALF (1/2) OF THE SOUTHWEST QUARTER (1/4) AND THE NORTH 54 ACRES OF THE EAST HALF (1/2) OF THE SOUTHWEST QUARTER (1/4) OF SECTION TWENTY-SIX (26), IN TOWNSHIP SEVENTY-FIVE (75) NORTH, RANGE TWENTY-SEVEN (27) WEST OF THE 5TH P.M., MADISON COUNTY, IOWA, SUBJECT TO EASEMENTS, COVENANTS AND RESTRICTIONS OF RECORD.

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: 9-30-14

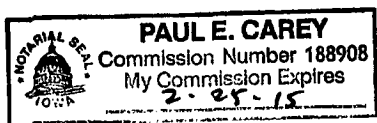
**Lyelca of Warren Co., an Iowa corporation**

By: Stacey E. Crow  
Print Name: Stacey E. Crow  
Its: Vice President

By: \_\_\_\_\_  
Print Name: \_\_\_\_\_  
Its: \_\_\_\_\_

STATE OF IOWA, COUNTY OF Polk

This record was acknowledged before me this 30<sup>th</sup> day of September, 2014, by Stacey E. Crow and \_\_\_\_\_ as \_\_\_\_\_ and \_\_\_\_\_, respectively, of Lyelca of Warren Co.



Paul E. Carey  
Signature of Notary Public  
Paul E. Carey