



Document 2016 2145

Book 2016 Page 2145 Type 03 001 Pages 2
Date 7/25/2016 Time 3:24:10PM
Rec Amt \$12.00 Aud Amt \$5.00
Rev Transfer Tax \$135.20
Rev Stamp# 291

INDX
ANNO
SCAN
CHEK

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA



\$85,000

WARRANTY DEED
(CORPORATE GRANTOR)
THE IOWA STATE BAR ASSOCIATION
Official Form No. 104
Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)
Richard K. Hansen
2400 Nw 86th #17
Des Moines, Ia. 50322
515-278-8808

Taxpayer Information: (Name and complete address)
PLS Investments, Inc.
950 Office Park Rd. Suite 110
West Des Moines, Ia. 50265

Return Document To: (Name and complete address)
Action Financial Services, Inc.
2400 NW 86th #17
Des Moines, Ia. 50322

Grantors:
Action Financial Services, Inc.

Grantees:
PLS Investments, Inc. an Iowa Corporation

Legal description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED (CORPORATE GRANTOR)

For the consideration of (\$1.00) One
Dollar(s) and other valuable consideration,
Action Financial Services, Inc.
a corporation organized and existing under the laws of
Iowa
does hereby Convey to
PLS Investments, Inc. an Iowa Corporation

the following described real estate in Madison County, Iowa:
A parcel of land in the NW1/4 of the SW 1/4 of Section 10, Township 77 North, Range 27 West of the Fifth P.M., Madison County, Iowa, more particularly described as follows: Beginning at the West Quarter Corner of Section 10, in Township 77 North, Range 27 West of the Fifth P.M., Madison County, Iowa, thence along the West line of the SW1/4 of said Section 10, South 00 00'00", 367.37 feet, thence South 90 00' 00" East, 192.00 feet, thence North 00 00' 00", 112.41 feet, thence North 69 55'41" East, 78.26 feet, thence South 88 53' 29" East, 584.50 feet, thence North 77 43' 20" East, 361.82 feet, thence North 00 35' 17" East, 137.39 feet to the North line of the NW 1/4 of the SW 1/4 of said Section 10, thence along said North line, North 88 48' 25" West, 1,205.11 feet to the point of beginning, said parcel contains 6.450 acres including 0.337 acres of county road right of way.

Locally known as: 1146 Prairieview Ave

This deed is given in full satisfaction of the Real Estate Contract dated 7/30/04 and filed 7/30/04 Document 2004 3533 in Book 2004 Page 3533 between Dennis W. Trammell and Lori A. Trammell, husband and wife and PLS Investments, Inc. an Iowa Corporation and Assigned to Action Financial Services, Inc. by an Assignment and Conveyance of Interest dated 9/8/05 and filed 9/13/05 Document 2005 4416 in Book 2005 Page 4416 and a Modification and Amendment to Real Estate Contract to Action Financial Services, Inc. dated 9/8/05 and filed 9/13/05 Document 2005 4417 in Book 2005 Page 4417.

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.

Action Financial Services, Inc.

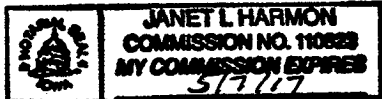
Dated: 6/20/16

By [Signature]
Title

By _____
Title

STATE OF Iowa, COUNTY OF Polk

This instrument was acknowledged before me on 6/20/16
by Richard K. Hansen
as President
of Action Financial Services, Inc.



[Signature]
Janet L. Harmon, Notary Public