



Document 2012 1312

Book 2012 Page 1312 Type 03 001 Pages 2

Date 5/03/2012 Time 11:26 AM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$415.20

Rev Stamp# 132 DOV# 137

LISA SMITH, COUNTY RECORDER

MADISON COUNTY IOWA

INDX ✓

ANNO

SCAN

CHEK



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, P.O. Box 230, Winterset, IA 50273, Phone: (515) 462-3731

Taxpayer Information: (Name and complete address)

Dale E. Tuttle and Nancy L. Tuttle, 215 E Filmore, Winterset, IA 50273

Return Document To: (Name and complete address)

Dale E. Tuttle and Nancy L. Tuttle, 215 E Filmore, Winterset, IA 50273

Grantors:

Cedar Valley Ford-Mercury, Ltd.

Grantees:

Dale E. Tuttle and Nancy L. Tuttle as Joint
Tenants with Full Rights of Survivorship and
Not as Tenants in Common

Legal description: See Page 2

Document or instrument number of previously recorded documents:



Warranty Deed

(Corporate/Business Entity Grantor)

For the consideration of \$260,000.00 Dollar(s) and other
valuable consideration, Cedar Valley Ford-Mercury, Ltd.

a(n) Corporation organized and existing under
the laws of Iowa does hereby Convey to Dale E. Tuttle and Nancy L.
Tuttle as Joint Tenants with Full Rights of Survivorship and Not as Tenants in Common

the following described real estate in Madison County, Iowa:
Lot One (1) of C & C Allen's Addition to the City of Winterset, Madison County, Iowa, EXCEPT
Parcel "J" a part of said Lot One (1), containing 1.141 acres as shown in Plat of Survey filed in Book
2004, Page 4919 on October 19, 2004, in the Office of the Recorder of Madison County, Iowa

MCA

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: May 2, 2012

Cedar Valley Ford-Mercury, Ltd.

a(n) Corporation

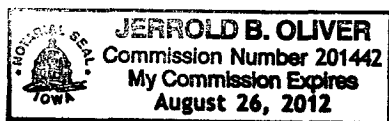
By Mark Switzer

Mark Switzer, President

By _____

STATE OF IOWA COUNTY OF MADISON

This instrument was acknowledged before me on this May 2, 2012
by Mark Switzer
as President
of Cedar Valley Ford-Mercury, Ltd.



Jerrold B. Oliver, Notary Public