



Document 2012 2818

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Rec Amt \$17.00 Aud Amt \$5.00

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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK



WARRANTY DEED

(Several Grantors)

THE IOWA STATE BAR ASSOCIATION

Official Form No. 102

Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)

Samuel H. Braland, 115 E. First Street, P.O. Box 370, Earlham, Iowa 50072 (515) 758-2267

Taxpayer Information: (Name and complete address)

The Stanley Five, LLC
c/o Ann M. Epperson
117 E. North Street
Winterset, Iowa 50273

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

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

Grantors:

Mary Jane Flynn
Ray Reed Stanley
Martha Louise Brown
Elaine Kay Kephart
Ann Marie Epperson

Grantees:

The Stanley Five, LLC

Legal description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED (Several Grantors)

For the consideration of One & no/100ths (\$1.00)-----

Dollar(s) and other valuable consideration,

MARY JANE FLYNN, a single person; RAY REED STANLEY and LYNNE E. STANLEY, husband and wife; MARTHA LOUISE BROWN and DAVID R. BROWN, wife and husband; ELAINE KAY KEPHART and EVERETT R. KEPHART, wife and husband; ANN MARIE EPPERSON and ROBERT M. EPPERSON, wife and husband
do hereby Convey to

THE STANLEY FIVE, LLC, an Iowa limited liability company,

the following described real estate in Madison County, Iowa:

The West Half of the Southwest Quarter (W $\frac{1}{2}$ SW $\frac{1}{4}$) of Section 28, Township 77 North, Range 28 West of the 5th P.M., Madison County, Iowa.

This transfer is by family members for the purpose of transferring real property in the organization of a limited liability company under the laws of the State of Iowa. Monetary consideration is less than \$500. This transfer is exempt from the Iowa real estate transfer tax and declaration of value and groundwater hazard statement filing requirements pursuant to Sections 428A.2 (15) and 428A.2(21), Code of Iowa.

Grantors do Hereby Covenant with grantees, and successors in interest, that grantors hold the real estate by title in fee simple; that they have 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 grantors Covenant to Warrant and Defend the real estate against the lawful claims of all persons except as may be above stated. Each of the undersigned hereby relinquishes all rights of dower, homestead and distributive share in and to the real estate.

Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated: June 26, 2012

Ray Reed Stanley

Ray Reed Stanley (Grantor)

Lynne E. Stanley

Lynne E. Stanley (Grantor)

Martha Louise Brown

Martha Louise Brown (Grantor)

David R. Brown

David R. Brown (Grantor)

Mary Jane Flynn

Mary Jane Flynn

Elaine Kay Kephart

Elaine Kay Kephart (Grantor)

Everett R. Kephart

Everett R. Kephart (Grantor)

Ann Marie Epperson

Ann Marie Epperson (Grantor)

Robert M. Epperson

Robert M. Epperson (Grantor)

STATE OF IOWA, COUNTY OF MADISON

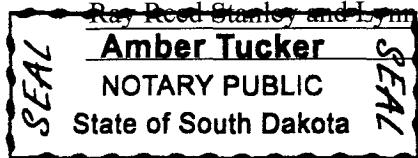
This instrument was acknowledged before me on June 26, 2012, by
Mary Jane Flynn, Elaine Kay Kephart and Everett R. Kephart; and Ann Marie Epperson and Robert M. Epperson



Diane M. Daniels, Notary Public

STATE OF SOUTH DAKOTA, COUNTY OF Lawrence

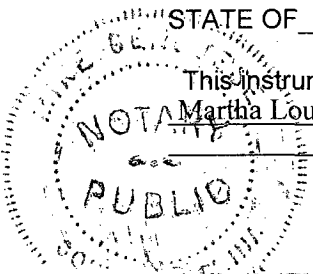
This instrument was acknowledged before me on August 14, 2012, by
Ray Reed Stanley and Lynne E. Stanley



Amber Tucker, Notary Public

STATE OF SOUTH CAROLINA, COUNTY OF Greenville

This instrument was acknowledged before me on August 31, 2012, by
Martha Louise Brown and David R. Brown



Commission Expires Sept. 6, 2012

Mike Davis, Notary Public

STATE OF _____, COUNTY OF _____

This instrument was acknowledged before me on _____, _____, by

_____, Notary Public

STATE OF _____, COUNTY OF _____

This instrument was acknowledged before me on _____, _____, by

_____, Notary Public