

Document 2012 3882

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Recorded: 12/21/2012 at 9:50:02.0 AM

Fee Amount: \$17.00

Revenue Tax: \$15.20

LISA SMITH RECORDER

Madison County, Iowa

Rev Stamp# 389 DOV# 411

INDX ✓

ANNO

SCAN

CHEK



#10,000.00

WARRANTY DEED
THE IOWA STATE BAR ASSOCIATION
Official Form #101
Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)

Karen L. Karr, 666 Grand Avenue, Suite 2000, Des Moines, IA 50309-2510, Phone:
(515) 242-2400

Taxpayer Information: (Name and complete address)

Parks Finishing C4, LLC, P.O. Box 429, Oakwood, IL 61858

Return Document To: (Name and complete address)

Karen L. Karr, 666 Grand Avenue, Suite 2000, Des Moines, IA 50309-2510, Phone:
(515) 242-2400

Grantors:

Jeffrey R. Kiddoo

Grantees:

Parks Finishing C4, LLC

Legal description: See Page 2

Document or instrument number of previously recorded documents:

N/A



WARRANTY DEED

For the consideration of One (\$1.00) Dollar(s) and other valuable consideration,
Jeffry R. Kiddoo (aka Jeff Kiddoo and Jeffry Kiddoo), a single person

Parks Finishing C4, LLC, an Iowa, manager-managed limited liability company do hereby Convey to

the
following described real estate in Madison County, Iowa:

A parcel of land located in part of the SE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 2, Township 74 North, Range 29 West of the 5th Principal Meridian, Madison County, Iowa, said parcel being more fully described as follows: Commencing at the Southwest corner of said SE $\frac{1}{4}$ SE $\frac{1}{4}$; thence N89°55'39"E along the South line of said SE $\frac{1}{4}$ SE $\frac{1}{4}$ a distance of 449.65 feet; thence N00°00'00"E a distance of 357.53 feet to the Point of Beginning; thence continuing N00°00'00"E a distance of 544.80 feet; thence N90°00'00"W a distance of 239.85 feet; thence S00°00'00"E a distance of 545.11 feet; thence N89°55'36"E a distance of 239.85 feet to the Point of Beginning. Said parcel contains 3.00 acres, more or less, and is subject to easements of record, if any. The same being described as Parcel "C" in that Plat of Survey filed with the Madison County Recorder, in Book 2012 at Page 2756.

This deed is exempt according to Iowa Code 428A.2(21).

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: 12-14-12

Jeffry R. Kiddoo
Jeffry R. Kiddoo

(Grantor)

(Grantor)

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF Madison

This instrument was acknowledged before me on _____, by Jeffry R. Kiddoo, a single person

Michael P. Halpin
Notary Public

