



Document 054535

Book 2005 Page 4535 Type 01 001 Pages 2  
Date 8/15/2005 Time 1:25 PM  
Rec Amt \$12.00 Aud Amt \$15.00  
Rev Transfer Tax \$565.60  
Rev Stamp# 97

SHERYL J THUL, COUNTY RECORDER  
BOONE IOWA

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

*Ret-Commercial Federal Bank 715 8th St Boone*  
**Preparer Information:** (name, address and phone number)

Bruce L. Anderson , 809 8th Street, Boone, IA 50036, Phone: (515) 432-1355

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

Matthew Riley & Denise Consier, 719 14<sup>th</sup> Street, Boone, IA 50036

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

Matthew Riley & Denise Consier, 719 14<sup>th</sup> Street, Boone, IA 50036

**Grantors:**

**Whitman Properties, L.L.C.**

**Grantees:**

Matthew W. Riley

Denise M. Consier

**Legal Description:** See Page 2

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

## WARRANTY DEED

For the consideration of One Dollar and other valuable consideration, **Whitman Properties, L. L.C., a/k/a Whitman Properties**, an Iowa limited liability company, organized and existing under the laws of Iowa, does hereby Convey to **Matthew W. Riley and Denise M. Consier, as joint tenants with full rights of survivorship, and not as tenants in common**, the following described real estate in Boone County, Iowa:

**Lot Ten (10) in Block Ninety-three (93) in Boone, Iowa;**

**South Fifty-one (51) feet of East Sixty-six (66) feet of Lot Five (5) in Block Fifty-four (54) in Boone, Iowa; AND**

**North Fifteen (15) feet of East Thirty-nine (39) feet of Lot Twenty-one (21), and East Thirty-nine (39) feet of Lots Twenty-two (22), Twenty-three (23), and Twenty-four (24) in Block Seventy-three (73) in Boone, Iowa.**

The Grantor hereby covenants with grantees, and successors in interest, that grantor 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, and as masculine or feminine gender, according to the context.

Dated: August 12, 2005

WHITMAN PROPERTIES, L.L.C.

By [Signature]  
Rob Norris, President and Member

By [Signature]  
Naomi B. Norris, Secretary and Member

STATE OF IOWA , BOONE COUNTY, ss:

On this 12 day of August, 2005, before me, the undersigned, a Notary Public in and for said State, personally appeared Rob Norris and Naomi B. Norris, to me personally known, who being by me duly sworn, did say that they are the President and Secretary, respectively and both are members of Whitman Properties, L.L.C.; that said instrument was signed on behalf of said limited liability company by authority of its members, and as such President and Secretary acknowledged the execution of said instrument to be the voluntary act and deed of said limited liability company, by it and by them voluntarily executed.



[Signature]  
Notary Public