



Document 2008 517

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Date 2/15/2008 Time 2:28 PM

Rec Amt \$17.00 Aud Amt \$10.00

Rev Transfer Tax \$156.80

Rev Stamp# 48 DOV# 48

LISA SMITH, COUNTY RECORDER  
MADISON IOWA

INDX  
ANNO  
SCAN  
CHEK

This instrument prepared by:

MARK U. ABENDROTH, ABENDROTH & RUSSELL, P.C., 2536 - 73<sup>rd</sup> Street, Urbandale, Iowa 50322

Phone # (515) 453-4690

Return to:

The Meadows at Winterset, L.L.C., 4216 Cherrywood Ct, West Des Moines, IA 50265

Mail tax statements to:

The Meadows at Winterset, L.L.C., 4216 Cherrywood Ct, West Des Moines, IA 50265

File # 9981 kc

~~\$ 98500.00~~

## WARRANTY DEED

Legal: **See Attachment "A"**

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Max Steigleder and Tracy Steigleder, husband and wife**, does hereby convey unto **The Meadows at Winterset, L.L.C., a limited liability company**, the above-described real estate.

### SUBJECT TO ALL COVENANTS, RESTRICTIONS, AND EASEMENTS OF RECORD

Grantors do hereby covenant with Grantee, and successors in interest, that said 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

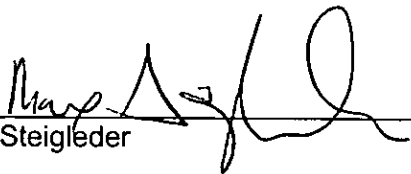
persons except as may be above stated. Each of the undersigned hereby relinquish all rights of dower, homestead, and distributive share in and to the real estate.

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.

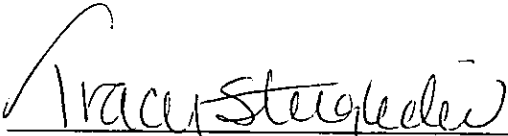
STATE OF IOWA )  
                          ) SS:  
COUNTY OF Warren )

Dated: 2/14/08

On this 14<sup>th</sup> day of February, 2008, before me the undersigned, a Notary Public in and for said State, personally appeared **Max Steigleder and Tracy Steigleder, husband and wife**, to me known to be the identical persons named in and who executed the foregoing instrument and acknowledged that those persons executed the same as their voluntary act and deed.

  
\_\_\_\_\_  
Max Steigleder

  
\_\_\_\_\_  
Notary Public in and for said State

  
\_\_\_\_\_  
Tracy Steigleder



Attachment "A"

The South Half ( $\frac{1}{2}$ ) of the Northeast Quarter ( $\frac{1}{4}$ ) of the Southwest Quarter ( $\frac{1}{4}$ ) AND all that part of the Southeast Quarter ( $\frac{1}{4}$ ) of the Southwest Quarter ( $\frac{1}{4}$ ) lying North of the center of the channel of Cedar Creek all in Section Twenty-three (23), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5<sup>th</sup> P.M., Madison County, Iowa; **EXCEPT** Parcel "F" containing 6.33 acres, as shown in Plat of Survey filed in Book 3, Page 485 on September 15, 1999, in the Office of the Recorder of Madison County, Iowa, **AND EXCEPT** Parcel "G", containing 19.387 acres, as shown in Plat of Survey filed in Book 3, Page 556 on April 3, 2000, in the Office of the Recorder of Madison County, Iowa; **AND** a tract of land described as follows, to-wit: Commencing at a point 58 rods and 40 feet South and 69 rods East of the Northwest corner of the West Half ( $\frac{1}{2}$ ) of the Southwest Quarter ( $\frac{1}{4}$ ) of said Section Twenty-three (23) and running thence South 40 rods, thence West 69 rods, thence South to the center of Cedar Creek, thence following the meanderings of said Cedar Creek to a point where it crosses the East line of said West Half ( $\frac{1}{2}$ ) of the Southwest Quarter ( $\frac{1}{4}$ ), thence North to a point 58 rods and 40 feet South of the Northeast corner of said 80-acre tract, thence West to the place of beginning. Said tract includes any part of the Northwest Quarter ( $\frac{1}{4}$ ) of the Northwest Quarter ( $\frac{1}{4}$ ) of Section Twenty-six (26), Township Seventy-six (76) North, Range Twenty-seven (27) lying and being North of the center of Cedar Creek.