

Book 2008 Page 26 Type 03 001 Pages 1
Date 1/03/2008 Time 3:30 PM
Rec Amt \$7.00 Aud Amt \$10.00
Rev Transfer Tax \$879.20
Rev Stamp# 5 DOV# 3

INDEX ✓
ANNO:
SCAN:
CHEK:

LISA SMITH, COUNTY RECORDER
MADISON, IOWA

SATC SPACE ABOVE RESERVED FOR OFFICIAL USE
Send tax statement to: Mary Anne Dunham Sterner, 1273 Badger Creek Rd Van Meter 50261
Return document to: Mary Anne Dunham Sterner,
Document prepared by: Franklin J. Feilmeyer, Attorney at law, P.O. Box 270, Ames, IA 50010 - 515-239-5000
\$ 550,000.00

WARRANTY DEED

KNOW ALL PERSONS: Grantor, **Birds' Nest of Holland, L.L.C.**, a Michigan limited liability company, conveys to Grantee, **Mary Anne Dunham Sterner**, for valuable consideration, the Real Property with easements appurtenant and servient estates in Madison County, Iowa, described as:

The West 1/2 of the Southwest 1/4 of the Southwest 1/4 of Section 13; AND

the South 1/2 of the Southeast 1/4 of Section 14;

ALL IN Township 77 North, Range 27 West of the 5th P.M., Madison County, Iowa.

Grantor warrants to Grantee and successors in interest, subject to existing easements, rights-of-way, restrictive covenants, and applicable governmental regulations, that Grantor: (1) holds title to the Real Property in fee simple; (2) holds the Real Property free and clear of all liens and encumbrances, except as may be above stated; (3) will defend the Real Property against the lawful claims of all others, except as may be stated above; and (4) has good and lawful authority to sell and convey the Real Property.

BIRDS' NEST OF HOLLAND, L.L.C.

Dated: 21st day of December, 2007.

BY: David H. Nykamp
David H. Nykamp, Manager

STATE OF MICHIGAN, COUNTY OF KENT, ss.:

This instrument was acknowledged before me on 21st day of December, 2007 by David H. Nykamp as manager of Birds' Nest of Holland, L.L.C.

J.P. Sala
NOTARY PUBLIC
J.P. SALA
Notary Public - STATE OF MICHIGAN -
COUNTY OF KENT

My Commission Expires Nov. 16, 2010
Acting in the County of KENT