

Document 2008 2408

Book 2008 Page 2408 Type 03 00i Pages 2

Date 8/01/2008 Time 1:04 PM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$36.00  
Rev Stamp# 244 DOV# 243

INDX ✓  
ANNO  
SCAN

LISA SMITH, COUNTY RECORDER  
MADISON IOWA

CHEK

✓ MCA

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:

Gene Michael, P O Box 174, Martensdale, IA 50160

Mail tax statements to:

Gene Michael, P O Box 174, Martensdale, IA 50160

(cc) File # 14807303; 238386; 13471

\$ 23,000.00

## WARRANTY DEED

Legal: **Lot Twelve (12) in Block Four (4) of Birchwood Estates Plat No. 1, an Addition to the City of Winterset, Madison County, Iowa.**

Address: 712 N 14th Ave., Winterset, IA 50273



For the consideration of One Dollar (\$1.00) and other good valuable consideration, receipt of which is hereby acknowledged, **Birchwood Estates, L.L.C., a limited liability company**, does hereby convey unto **Gene Michael**, the above-described real estate.

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

The Limited Liability Company does hereby covenant with Grantee, and successors in interest, that Company 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 the Company covenants to warrant and defend the real estate against the lawful claims of all persons except as may be above stated.

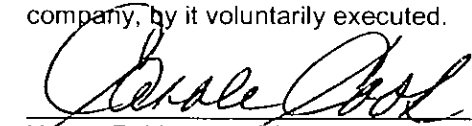
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

STATE OF IOWA )

) SS:

COUNTY OF POLK )

On this 25<sup>th</sup> day of July, 2008,  
before me the undersigned, a Notary Public in and for  
said State, personally appeared **William E. Kline**, to  
me known, and who being by me duly sworn, did say  
that the person is the **Manager** of said limited liability  
company, that no seal has been procured by the  
limited liability company, and that this instrument was  
signed on behalf of the limited liability company by  
authority of its members and the said officer  
acknowledged the execution of this instrument to be  
the voluntary act and deed of the limited liability  
company, by it voluntarily executed.

  
Notary Public in and for said State



Dated: July 25, 2008

**Birchwood Estates, L.L.C., a limited liability  
company**

  
William E. Kline, Manager