Document 2008 2933

Book 2008 Page 2933 Type 03 001 Pages 2
Date 10/01/2008 Time 3:37 PM
Rec Amt \$12.00 Aud Amt \$5.00 INDX V
Rev Transfer Tax \$41.60 ANNO
Rev Stamp# 305 DOV# 306 SCAN
LISA SMITH, COUNTY RECORDER CHEK
MADISON 10WA

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This instrument prepared by:

MARK U. ABENDROTH, ABENDROTH & RUSSELL, P.C., 2536 – 73rd Street, Urbandale, Iowa 50322

Phone # (515) 453-4690

Réturn to:

M. Newton Construction, Inc., P.O. Box 537, Winterset, IA 50273

Mail tax statements to:

M. Newton Construction, Inc., 719 N 15th Ave, Winterset, IA 50273

(cc) File # 14807307; 238382; 13821

#96,400.00

WARRANTY DEED

Legal:

Lot Eight (8) in Block Four (4) of Birchwood Estates Plat No. 1, an Addition to the City of Winterset, Madison County, Iowa.

WCA)

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 **M. Newton Construction**, **Inc.**, **a corporation**, 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 day of 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: 9/29/08

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

William E. Kline, Mañager

CAROLE COOL mmission Number 1999)

Commission Expir. ptember 15, 20 to

sptember 15, 2010

Warranty Doed LLC - Page 2

COOK CAF .noer 166551 mmls: _on Expires **Še**ptemper 15, 2010