Document 2008 3745

Book 2008 Page 3745 Type 03 001 Pages 2
Date 12/30/2008 Time 11:01 AM
Rec Amt \$12.00 Aud Amt \$5.00 INDX
Rev Transfer Tax \$197.60 ANNO
Rev Stamp# 399 DOV# 404 SCAN
LISA SMITH- COUNTY RECORDER CHEK
MADISON 10WA

MCA

This instrument prepared by:

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

Phone # (515) 453-4690

,Return to:

Mason J. Ouderkirk, 108 S Howard St, Indianola, IA 50125

Mail tax statements to:

Mason J. Ouderkirk, 516 S 4th Ave, Winterset, IA 50273

(cc) File # 14811303; 327239; 15464

\$123,750.00

WARRANTY DEED

Legal:

Lots Eleven (11) and Twelve (12) Except the South 9 Feet of Lot Twelve (12) in Wilson's Four Acre Lot in the Town of Winterset, Madison County, Iowa.



For the consideration of One Dollar (\$1.00) and other good valuable consideration, receipt of which is hereby acknowledged, Double D & E, L.L.C., a limited liability company, does hereby convey unto Mason J. Ouderkirk, a married person, the above-described real estate.

ABENDROTH & RUSSELL, P.C.

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 <u>Color ado</u>)	_
COUNTY OF Douglas) S	S.

On this Apday of Acender, 2008, before me the undersigned, a Notary Public in and for said State, personally appeared Dennis Neal, 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

DEBORAH LYNN EMERICK NOTARY PUBLIC STATE OF COLORADO Dated: 1420/08___.

Double D & E, L.L.C., a limited liability company

Dennis Neal, Manager

Warranty Deed LLC - Page 2

ABENDROTH & RUSSELL, P.C.