

REAL ESTATE TRANSFER
 TAX PAID 26
 STAMP # 60
 \$ 1037
Michelle Utsler
 RECORDER
 3-17-04 *Madison*
 DATE COUNTY

REC \$ 5.00
 AUD \$ 5.00
 H.M.F. \$ 5.00

FILED NO. 1141
 BOOK 2004 PAGE 1141
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COMPUTER
 RECORDED
 COMPARED

MICKI UTSLER
 RECORDER
 MADISON COUNTY, IOWA

This instrument prepared by:
 ROSS F. BARNETT, ABENDROTH & RUSSELL, P.C., 2536 - 73rd Street, Urbandale, Iowa 50322

Return to:
 IOWA REALTY CO., 3501 Westown Parkway, West Des Moines, Iowa 50266

(wt) PH # (515) 453-6264

✓ Mail tax statements to:
 Robert Michael Knapp, 5935 SW McKinley Ave., Des Moines, IA 50321

File #14402014

\$ 649,000.00

WARRANTY DEED

For the consideration of One Dollar (\$1.00) and other good valuable consideration, receipt of which is hereby acknowledged, **New Beginnings Development Group, L.L.C.**, does hereby convey unto **Birchwood Estates, L.L.C.**, the following-described real estate in **Madison County, Iowa**:

Parcel "N", located in the Northwest Quarter (NW 1/4) and in the Northeast Quarter (NE 1/4) of the Southwest Quarter (SW 1/4) of Section Thirty-six (36), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, as shown in Plat of Survey filed in Book 2002, Page 3778 on August 2, 2002, in the Office of the Recorder of Madison County, Iowa



SUBJECT TO ALL COVENANTS, RESTRICTIONS, AND EASEMENTS OF RECORD

Grantors do hereby covenant with Grantees, and successors in interest, that 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 MADISON)

Dated: 3-15-04

On this 15 day of MARCH, 2004, before me the undersigned, a Notary Public in and for said State, personally appeared *Kevin Johnson*, to me personally

NEW BEGINNINGS DEVELOPMENT GROUP, L.L.C.

known, and who being by me duly sworn, did say that that person is the *Kevin Johnson* of said **New Beginnings Development Group, L.L.C.**, an Iowa limited liability company, that no seal has been procured by the said limited liability company, and that said instrument was signed on behalf of said limited liability company by authority of its members and the said *Kevin Johnson* acknowledged the

By: *New Beginnings Development Group*
Kevin Johnson (MANAGER)
 L.L.C.

execution of said instrument to be the voluntary act and deed of said limited liability company, by it voluntarily executed.

Steven R. Weeks 7-19-05
 Notary Public in and for the State of Iowa

