

ENTERED FOR TAXATION
THIS 26 DAY OF Oct 2004
Chan Welch
Debby Corkran

Document 2004 5027

Book 2004 Page 5027 Type 03 01 Pages 1
Date 10/26/2004 Time 2:57 PM
Rec Amt \$7.00 Aud Amt \$10.00

MICHELLE "MICKI" UTSLER, COUNTY RECORDER
MADISON IOWA

✓ After filing return to and send tax statements to: City of Winterset, 124 W. Court Ave.,
Winterset, IA 50273
Prepared by: David D. Nelson, 213 N. Ankeny Blvd., Ste. 100, Ankeny, IA 50021 (515) 964-3633

Bob Hendricks

COMPUTER	<input checked="" type="checkbox"/>
RECORDED	<input checked="" type="checkbox"/>
COMPARED	<input type="checkbox"/>

WARRANTY DEED

For no valuable consideration, Birchwood Estates, L.L.C., an Iowa limited liability company, does hereby Convey to the City of Winterset, Madison County, Iowa, the following described real estate in Madison County, Iowa:

Lot 10 in Block 5, Lots 3 and 5 in Block 6, Lot "A" and Lot "B" in Birchwood Estates Plat No. 1, an Official Plat, now included in and forming a part of the City of Winterset, Madison County, Iowa.

Deed given for streets, parkland and other public purposes.
No actual consideration.

Grantor does Hereby Covenant with Grantee, and successors in interest, that Grantor 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 Grantor Covenants 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 relinquishes 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.

Dated: October 15, 2004.

Birchwood Estates, L.L.C., an Iowa limited liability company

By: *William E. Kline*
William E. Kline, Manager

STATE OF IOWA)
) ss:
COUNTY OF POLK)

On this 15th day of October, 2004, before me, a Notary Public in and for the State of Iowa, personally appeared William E. Kline, to me personally known, who, being by me duly sworn, did say he is a manager of Birchwood Estates, L.L.C., an Iowa Limited Liability Company; that the instrument was signed on behalf of said Limited Liability Company by authority of its members and managers, and the said William E. Kline acknowledged the execution of said instrument to be the voluntary act and deed of said Limited Liability Company by it and by him duly acknowledged.

Maggie Holland
Notary Public
