ENTERED FOR TRANSFER
THIS 21 DAY OF December
2004 Joan Welch
DEPUTY AUDITOR

Document 2004 6053
Book 2004 Page 6053 Type 03 01 Pages 1
Date 12/21/2004 Time 3:43 PM
Rec Amt $7.00 Aud Amt $5.00
Rev Transfer Tax $168.00
Rev Stamp# 529 DOV# 622
MICHELLE "MICKI" UTSLER, COUNTY RECORDER
MADISON IOWA

COMPUTER ✓
RECORDED ✓
COMPARED

✓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:
City of Winterset, Mark Nitchals, City Administrator, 124 W. Court, Winterset, IA 50273 File #14410007

105,500.00

WARRANTY DEED

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 **City of Winterset**, the following-described real estate in **Madison** County, Iowa:

Lot One (1) of Birchwood Estates Plat No. 2, an Addition to the City of Winterset, 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 POLK)

Dated: December 14, 2004

On this 14th day of December, 2004, before me the undersigned, a Notary Public in and for said State, personally appeared **William E. Kline** (NAME), to me personally known, and who being by me duly sworn, did say that that person is the Managing Partner of said **Birchwood Estates, 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 **William E. Kline** (NAME) acknowledged the execution of said instrument to be the voluntary act and deed of said limited liability company, by it voluntarily executed.

Wanda Thomas
Notary Public in and for the State of Iowa

BIRCHWOOD ESTATES L.L.C. by:

William E. Kline
William E. Kline, Managing Partner

NOTARIAL SEAL IOWA
WANDA THOMAS
Commission Number 148306
My Commission Expires
August 24, 2006