Jan Welin Deby Garken Document 2005 777

Book 2005 Page 777 Type 03 01 Pages 1 Date 2/23/2005 Time 12:14 PM Rec Amt \$7.00 Aud Amt \$5.00

Rec Amt \$7.00 Aud Amt \$5 Rev Transfer Tax \$31.20 Rev Stamp# 78 DOV# 81

MICHELLE "MICKI" UTSLER, COUNTY RECORDER MADISON IOWA

This instrument prepared by:

ROSS F. BARNETT, ABENDROTH & RUSSELL, P.C., 2536 - 73rd Street, Urbandale, Iowa 50322

Return to:

TOWA REALTY CO., 3501 Westown Parkway, West Des Moines, Iowa 50266

Mail tax statements to:

Timothy M. Sullivan, 1130 62nd St., West Des Moines, IA 50266

(wt) PH # (515) 453-6264

COMPUTER COMPARED COMPARED

File #14411009

\$ 20,000.00

WARRANTY DEED

For the consideration of One Dollar (\$1.00) and other good valuable consideration, receipt of which is hereby acknowledged, **Heritage Townhomes & Development, L.L.C., a limited liability company**, does hereby convey unto **Timothy M. Sullivan and Carol J. Sullivan, husband and wife,** as Joint Tenants with full rights of survivorship and not as Tenants in Common, the following-described real estate in **Madison** County, lowa:

Lot Two (2) of Replat of Lot 3 in Helen McCall Huntoon Addition Plat No. 3, 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 MADISON

On this <u>22</u> day of <u>Fe bruary</u>, 2005, before me the undersigned, a Notary Public in and for said State, personally appeared <u>Kevin Robert Johnson</u>, to me personally

known, and who being by me duly sworn, did say that that person is the Manager of said Heritage Townhomes & Development L.L.C., an lowa 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

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

Notary Public in and for the State of Iowa

Dated: 2-22-05

HERITAGE TOWNHOMES & DEVELOPMENT, L.L.C. by

Kus Rolet John, Manger

