

ENTERED FOR TAXATION  
THIS 23 DAY OF June 2005  
*Spas Welch*  
*Debby Corkran*  
DEPT.

COMPUTER   
RECORDED   
COMPARED

*MCA*  
This instrument prepared by:  
ROSS F. BARNETT, ABENDROTH & RUSSELL, P.C., 2536 - 73<sup>rd</sup> Street, Urbandale, Iowa 50322

Return to:  
IOWA REALTY CO., 3501 Westown Parkway, West Des Moines, Iowa 50266  
Mail tax statements to:  
M. Newton Construction, P.O. Box 537, Winterset, IA 50273

(wt) PH # (515) 453-6264  
File #14505017

\$24,900.00

### 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 **M. Newton Construction, Inc.**, the following-described real estate in **Madison County, Iowa**:

**Lot Four (4) in Block Four (4) of Birchwood Estates Plat No.1, 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: 6-13-05

On this 13<sup>th</sup> day of June, 2005, before me the undersigned, a Notary Public in and for said State, personally appeared **William E. Kline**, to me personally

**BIRCHWOOD ESTATES L.L.C.** by:

*[Signature]*  
William E. Kline, Managing Partner

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** acknowledged the

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

*Maggie Holland*  
Notary Public in and for the State of Iowa

