

ENTERED FOR TAXATION  
THIS 27 DAY OF Feb 2006  
*James Welch*  
AUDITOR  
*Debbi Carlson*  
DEPUTY AUDITOR

Document 2006 537

Book 2006 Page 537 Type 03 001 Pages 2  
Date 2/07/2006 Time 2:02 PM  
Rec Amt \$12.00 Aud Amt \$5.00  
Rev Transfer Tax \$41.60  
Rev Stamp# 59 DOV# 56

MICHELLE UTSLER, COUNTY RECORDER  
MADISON IOWA

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

This instrument prepared by:  
MARK U. ABENDROTH, ABENDROTH & RUSSELL, P.C., 2536 - 73<sup>rd</sup> Street, Urbandale, Iowa 50322 (wt) Phone # (515) 453-6264

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

Mail tax statements to:  
RICHARD H. GOODMAN, 4487 Happy Trail, Prole, IA 50229

File #14601009

\$ 26,400.00

## WARRANTY DEED

Legal: **Lot Fourteen (14) in Block Four (4) of Birchwood Estates Plat No. 1,  
an Addition to the City of Winterset, Madison County, Iowa**

Address: 726 14<sup>th</sup> Ave., N., Winterset, IA 50273

Parcel ID: 831 831000104140000 00

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 **Richard H. Goodman, a married person**, the above-described real estate.

### SUBJECT TO ALL COVENANTS, RESTRICTIONS, AND EASEMENTS OF RECORD

The Limited Liability Company does hereby covenant with Grantee, and successors in interest, that Company 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 the Company covenants to warrant and defend the real estate against the lawful claims of all persons except as may be above stated.

