THIS 12 DAY OF LED 2006

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AUDITOR

JEPUTY 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 10WA

COMPUTER______
RECORDED_____
COMPARED____

This instrument prepared by:

MARK U. ABENDROTH, ABENDROTH & RUSSELL, P.C., 2536 - 73rd 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

26400,00

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 14th 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.

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:
OUNTY OF POLK)	

С

On this 2nd day of _ Feb. before me the undersigned, a Notary Public in and for said State, personally appeared William E. Kline, to me known, and who being by me duly sworn, did say that the person is the Managing Partner of said limited liability company, that no seal has been procured by the limited liability company, and that this instrument was signed on behalf of the corporation by authority of its members and the said officer acknowledged the execution of this instrument to be the voluntary act and deed of the limited liability company, by it voluntarily executed.

Dated: 2/2 , 2006

BIRCHWOOD ESTATES, L. L. C. A limited liability company

by:

William E. Kline, Managing Partner