

Document 2006 3826

Book 2006 Page 3826 Type 03 001 Pages 2
Date 9/18/2006 Time 9:36 AM
Rec Amt \$12.00 Aud Amt \$5.00
Rev Transfer Tax \$39.20
Rev Stamp# 417 DOV# 407

MICHELLE UTSLER, COUNTY RECORDER
MADISON IOWA

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

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:
CUSTOM HOMES OF CENTRAL IOWA, L.C., 5550 NW 112th St., Grimes, IA

File #14504008

v m c a

* 24,900.⁰⁰

WARRANTY DEED

Legal: **Lot Twenty (20) in Block Four (4) of Birchwood Estates Plat No. 1, an Addition to the City of Winterset, Madison County, Iowa**



Address: 1406 Mills St., Winterset, IA

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 **Custom Homes of Central Iowa, L.C.**, 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:

COUNTY OF POLK)

On this 8th day of September, 2006,
before me the undersigned, a Notary Public in and for said
State, personally appeared **Daniel C. Cornelison**, 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.



Notary Public in and for said State



Dated: 9/08, 2006

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

by:


Daniel C. Cornelison, Managing Partner