

Document 2006 3827

Book 2006 Page 3827 Type 03 001 Pages 2
Date 9/18/2006 Time 9:37 AM
Rec Amt \$12.00 Aud Amt \$5.00
Rev Transfer Tax \$343.20
Rev Stamp# 418 DOV# 408

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:
GREG CRISWELL, 1406 W. Mills, Winterset, IA

File #14608018

✓ M.C.A.

\$ 215,000.⁰⁰

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 W. Mills, Winterset, IA**

For the consideration of One Dollar (\$1.00) and other good valuable consideration, receipt of which is hereby acknowledged, **Custom Homes of Central Iowa, L.C., a limited liability company**, does hereby convey unto **Greg Criswell and Trisha Criswell, husband and wife**, as Joint Tenants with full rights of survivorship and not as Tenants in Common, 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.

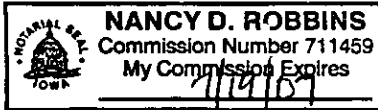
STATE OF IOWA)

COUNTY OF POLK)

SS:

On this 13th day of September, 2006, before me the undersigned, a Notary Public in and for said State, personally appeared Daniel Spaul, to me known, and who being by me duly sworn, did say that the person is the General Manager 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.

Nancy D. Robbins
Notary Public in and for said State



Dated: 13, 2006

CUSTOM HOMES OF CENTRAL IOWA, L.C.

A limited liability company

by:

D Spaul