

Document 2006 4228

Book 2006 Page 4228 Type 03 001 Pages 2

Date 10/13/2006 Time 3:12 PM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$343.20

Rev Stamp# 463 DOV# 454

MICHELLE UTSLER, COUNTY RECORDER
MADISON IOWA

COMPUTED	<input checked="" type="checkbox"/>
RECORDED	<input checked="" type="checkbox"/>
COPIED	<input type="checkbox"/>



215,000.00

WARRANTY DEED

(CORPORATE GRANTOR)

THE IOWA STATE BAR ASSOCIATION

Official Form No. 104

Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)

Jerrold B. Oliver, Post Office Box 230, Winterset, IA 50273, Phone: (515) 462-3731

Taxpayer Information: (Name and complete address)

Mark L. and Nicole B. Smith, 823 North 15th Street, Winterset, IA 50273

✓ **Return Document To:** (Name and complete address)

Jerrold B. Oliver, Post Office Box 230, Winterset, IA 50273, Phone: (515) 462-3731

Grantors:

M. Newton Construction, Inc.

Grantees:

Mark L. Smith
Nicole B. Smith

Legal description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED (CORPORATE GRANTOR).

For the consideration of Two Hundred Fifteen Thousand--(\$215,000.00)---
 Dollar(s) and other valuable consideration,
M. Newton Construction, Inc.
 a corporation organized and existing under the laws of
IOWA
 does hereby Convey to
Mark L. Smith and Nicole B. Smith, as Joint Tenants with full rights of survivorship and not as Tenants in Common,

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.

The Corporation hereby covenants with grantees, and successors in interest, that it 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 it 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, according to the context.

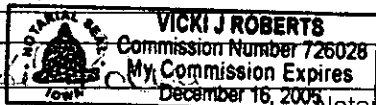
M. Newton Construction, Inc.
 a(n) IOWA corporation

Dated: 10-11-06

By Marty Newton, Pres.
 Marty Newton, President Title
 By _____
 _____ Title

STATE OF IOWA COUNTY OF MADISON

This instrument was acknowledged before me on 10-11-06
 by Marty Newton
 as President
 of M. Newton Construction, Inc.

Vicki J Roberts

 _____, Notary Public