

Book 2006 Page 5352 Type 03 001 Pages 2  
Date 12/28/2006 Time 11:07 AM  
Rec Amt \$12.00 Aud Amt \$5.00  
Rev Transfer Tax \$186.40  
Rev Stamp# 593 DOV# 583

MICHELLE UTSLER, COUNTY RECORDER  
MADISON IOWA

COMPUTER	✓
RECORDED	✓
COMPARED	✓

This instrument prepared by:

MARK U. ABENDROTH, ABENDROTH & RUSSELL, P.C., 2536 - 73<sup>rd</sup> Street, Urbandale, Iowa 50322

Return to:

IOWA REALTY, 3501 Westown Parkway, West Des Moines, Iowa 50266

(JDS) Phone # (515) 453-4635

Mail tax statements to:

ERIN LEMANSKI, 1813 Bennett Drive #112, West Des Moines, IA 50265

File #16612009 / 289232

\$ 117,000

## WARRANTY DEED

Legal: **Lot Three (3) in Block One (1) of Danforth's Addition to Winterset, Madison County, Iowa**



Address: 908 Benton Ave E, Winterset, IA 50273

For the consideration of One Dollar (\$1.00) and other good valuable consideration, receipt of which is hereby acknowledged, **Richard Goodman, L.L.C., a limited liability company**, does hereby convey unto **Erin Lemanski, a single 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 )

COUNTY OF Jasper )

SS:

On this 22<sup>nd</sup> day of December,  
20 06, before me the undersigned, a Notary Public  
in and for said State, personally appeared **Richard  
Goodman**, to me known, and who being by me duly  
sworn, did say that the person is the 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.

Cindy Bednarczyk  
Notary Public in and for said State



Dated:

12/22/2006

RICHARD GOODMAN, L.L.C.  
A limited liability company

Richard Goodman  
By: Richard Goodman, Manager