

LISA SMITH, COUNTY RECORDER  
MADISON IOWA

Preparer Information: Craig E. Block, ISBA #6441, 210 NE Delaware Ave., Suite 200, Ankeny, Iowa 50021, (515) 965-1200  
Return to: Eric R. Cutler, 1326 Union Ct., Van Meter, Iowa 50261

Address Tax Statement: Eric R. Cutler, 1326 Union Ct., Van Meter, Iowa 50261

**WARRANTY DEED**

For the consideration of One Dollar(s) and other valuable consideration,

\$ 628,700

**R & J Construction, L.C.**

do(es) hereby Convey to

**Eric R. Cutler, a single person**

the following described real estate in Madison County, Iowa:

**Lot Eighteen (18) of Woodland Valley Estates Plat No. 2 Subdivision located in the South Half (1/2) of the Northwest Quarter (1/4) of Section Twenty-one (21), Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5<sup>th</sup> P.M., Madison County, Iowa, together with an undivided 1/31st interest in all common areas as set forth in the Declaration of Association for Woodland Valley Estates Subdivision file in Book 2004, Page 6107 and in Book 2006, Page 2763 of the Madison County Recorder s Office, as amended by First Amendment to Declaration of Association for Woodland Valley Estates Subdivision filed in Book 2006, Page 4296 of the Madison County Recorder s Office.**



**Subject to easements and restrictions of record.**

Grantors do Hereby Covenant with grantees, and successors in interest, that grantors hold the real estate by title in fee simple; that they have 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 grantors Covenant to Warrant and Defend the real estate against the lawful claims of all persons except as may be above stated. Each of the undersigned hereby relinquishes all rights of dower, homestead and distributive share in and to the real estate.

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.

Dated: Feb 23, 2007.

R & J Construction, L.C.

*Ralph Schmitz*  
By: Ralph Schmitz, Manager, (Grantor)

STATE OF IOWA,

COUNTY OF POLK, ss:

On this 23 day of FEB, 2007, before me, a Notary Public in and for the said State, personally appeared **Ralph Schmitz**, to me personally known, who being by me duly sworn did say that that person is **Manager** of said limited liability company, that no seal has been procured by the said limited liability company and that said instrument was signed on behalf of the said limited liability company by authority of its managers and the said **Ralph Schmitz** acknowledged the execution of said instrument to be the voluntary act and deed of said limited liability company by it voluntarily executed.

TOM DAVIES  
IOWA NOTARIAL SEAL  
COMMISSION NUMBER 711008  
MY COMMISSION EXPIRES 6-28-07

*T. Davies*  
\_\_\_\_\_  
Notary Public