

Document 2007 1930

Book 2007 Page 1930 Type 03 001 Pages 2

Date 5/08/2007 Time 12:19 PM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$95.20

Rev Stamp# 176 DOV# 185

LISA SMITH, COUNTY RECORDER  
MADISON IOWA

INDY ✓  
ANNK  
SCAF  
CHEF

TTCA ✓

This instrument prepared by:

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

Phone # (515) 453-4690

Return to:

MIDLAND ESCROW SERVICES, 3501 Westown Parkway, West Des Moines, Iowa 50266

Mail tax statements to:

Gabriel D. Adair, 5629 New York Ave., Des Moines, IA 50310

(cc) File #7704074; 282597; 4309

\$60,000.00

## WARRANTY DEED

Legal: **Lot Twenty-eight (28) of Phase II, Timber Ridge Estates, located in the Northeast Quarter (1/4) of Section Twenty-nine (29) in Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa.**



Address: 28 Tree Line Ct., Cumming, IA 50061

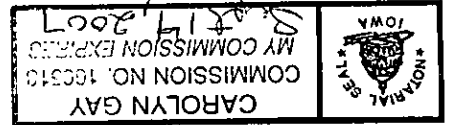
Parcel ID: 031-031012920280000

For the consideration of One Dollar (\$1.00) and other good valuable consideration, receipt of which is hereby acknowledged, **Exclusive Properties, L.L.C., a limited liability company**, does hereby convey unto **Gabriel D. Adair, 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.



Notary Public in and for said State

*Carolyn Gay*

On this 4<sup>th</sup> day of May 2007, before me the undersigned, a Notary Public in and for said State, personally appeared Douglas Radenius, to me known, and who being by me duly sworn, did say that the person is the President 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 limited liability company 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.

STATE OF Iowa )  
 COUNTY OF Polk )  
 SS: )

*Douglas Radenius*

Exclusive Properties, L.L.C., a limited liability company

Dated: 5-4-07