Document 2007 1257

Book 2007 Page 1257 Type 03 001 Pages 2
Date 3/28/2007 Time 12:34 PM
Rec Amt \$12.00 Aud Amt \$5.00 IND>
Rev Transfer Tax \$33.60 ANNC
Rev Stamp# 115 DOV# 119 SCAN
LISA SMITH: COUNTY RECORDER CHEM
MADISON IOWA

Trans.

This instrument prepared by:

MARK U. ABENDROTH, ABENDROTH & RUSSELL, P.C., 2536 - 73rd 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:

Stromax Construction, Inc, 310 E. South Street, Winterset, IA 50273

File # 238376/3164

\$ 21, 120.00

WARRANTY DEED

Legal:

LOT TWO (2) IN BLOCK FOUR (4) OF BIRCHWOOD ESTATES PLAT NO. 1, AN ADDITION TO THE CITY OF WINTERSET, MADISON COUNTY, IOWA

Address:

911 N 15th Ave, Winterset, IA 50273

For the consideration of One Dollar (\$1.00) and other good valuable consideration, receipt of which is hereby acknowledged, **Birchwood Estates**, **L.L.C.**, a **limited liability company**, does hereby convey unto **Stromax Construction**, Inc, a **corporation**, the above-described real estate.

SUBJECT TO ALL COVENANTS, RESTRICTIONS, AND EASEMENTS OF RECORD

The Corporation does hereby covenant 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 the Corporation covenants to warrant and defend the real estate against the lawful claims of all persons except as may be above stated.

ABENDROTH & RUSSELL, P.C.

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

SS:

COUNTY OF POIL

On this 26 day of Narch 2007, before me the undersigned, a Notary Public in and for said State, personally appeared William E.Kling to me known, and who being by me duly sworn, did say that the person is the Manathing Partner of said corporation; that no seal has been procured by the corporation; and that this instrument was signed on behalf of the corporation by authority of its Board of Directors and the said officer acknowledged the execution of this instrument to be the voluntary act and deed of the corporation, by it voluntarily executed.

Notary Public in and for said State

1 7

Dated: 3/26/07

Birchwood Estates, L.L.C., a limited liability company

Rv:

ABENDROTH & RUSSELL, P.C.