

Document 2007 1257

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Date 3/28/2007 Time 12:34 PM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$33.60

Rev Stamp# 115 DOV# 119

IND)

ANN)

SCAN

CHE)

LISA SMITH, COUNTY RECORDER
MADISON IOWA

KMA

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.

