

Document 2007 1618

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Date 4/20/2007 Time 9:29 AM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$33.60

Rev Stamp# 150 DOV# 157

LISA SMITH, COUNTY RECORDER
MADISON IOWA

INDY ✓
ANNC
SCAN
CHEK

This instrument prepared by:

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

Phone # (515) 453-6248

Return to:

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

Mail tax statements to:

Gene Michael, 725 N 15th Ave, Winterset, IA 50273

RR File # 3938-238381

copy
1/19
\$21,120.00

WARRANTY DEED

Legal: **Lot Seven (7) in Block Four (4) of Birchwood Estates Plat No. 1, an Addition to the City of Winterset, Madison County, Iowa.**

Address: 725 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, LLC, a limited liability company**, does hereby convey unto Gene Michael, a single person, as Joint Tenants with full rights of survivorship and not as Tenants in Common, 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 Polk) SS:

On this 18th day of April 2007, before me the undersigned, a Notary Public in and for said State, personally appeared William Kline, 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.

Robin Ramus
Notary Public in and for said State



Dated: 4/18/07

Birchwood Estates, LLC, a limited liability company
By:

A handwritten signature in black ink, appearing to read "William Kline".

Birchwood Estates, LLC