

Document 2007 2640

Book 2007 Page 2640 Type 03 001 Pages 2
Date 6/29/2007 Time 1:43 PM
Rec Amt \$12.00 Aud Amt \$5.00
Rev Transfer Tax \$157.60
Rev Stamp# 263 DOV# 274

INDX ✓
ANNO
SCAN
CHEK

LISA SMITH, COUNTY RECORDER
MADISON IOWA

✓ MCA
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:

James Bierl and Carrie Bierl, 35 Meadow Valley Ct, Winterset, IA 50273

File # 5478-304108 VM

\$ 99,000

WARRANTY DEED

Legal: **Lot 35 of Covered Bridges Estates, a subdivision located in Sections 12 and 13 of Township 76 North, Range 28 West of the 5th P.M., Madison County, Iowa and in Sections 7 and 8 of Township 76 North, Range 27 West of the 5th P.M., Madison County, Iowa**

Address: 35 Meadow Valley Ct Winterset, IA 50273

For the consideration of One Dollar (\$1.00) and other good valuable consideration, receipt of which is hereby acknowledged, **Brill Development LLC, a limited liability company**, does hereby convey unto **James Bierl and Carrie Bierl, husband and wife**, 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 22 day of June 2007, before me the undersigned, a Notary Public in and for said State, personally appeared

Don Brill, to me known, and who being by me duly sworn, did say that the person is the

owner 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.

Dated: 6/22/07

Brill Development LLC, a limited liability company

Don B. Brill
By:

Patricia J. Lutz
Notary Public in and for said State

