

Document 2007 3159

Book 2007 Page 3159 Type 03 001 Pages 2
Date 8/14/2007 Time 4:12 PM
Rec Amt \$12.00 Aud Amt \$5.00
Rev Transfer Tax \$37.60
Rev Stamp# 321 DOV# 335

INDX ✓
ANNO
SCAN
CHEK

LISA SMITH, COUNTY RECORDER
MADISON IOWA

This instrument prepared by:

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

Phone # (515) 453-4690

Return to:

Nathan Byerly & Lynette Cleveland, 622 N. 7th St., Winterset, IA 50273

Mail tax statements to:

Nathan Byerly & Lynette Cleveland, 1520 Madisyn Cir, Winterset, IA 50273

(cc) File # 14707003; 238415; 6445

\$24,000

WARRANTY DEED

Legal: **Lot Five (5) in Block Three (3) of Birchwood Estates Plat No. 1, an Addition to the City of Winterset, Madison County, Iowa.**

Address: 1520 Madisyn Cir., 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 **Nathan Byerly, a single person and Lynette Cleveland, 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

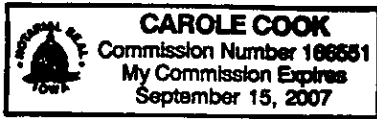
The Limited Liability Company does hereby covenant with Grantee, and successors in interest, that Company holds the real estate by title in fee simple; that it has good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances except 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 Illinois)
COUNTY OF Rock) SS:

On this 31 day of July, 2007, before me the undersigned, a Notary Public in and for said State, personally appeared **William E. Kline**, to me known, and who being by me duly sworn, did say that the person is the **Manager** 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.


Notary Public in and for said State



Dated: 7-31-07

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


William E. Kline, Manager