

Document 2007 3538

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Date 9/18/2007 Time 12:35 PM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$39.20  
Rev Stamp# 364 DOV# 377

INDX ✓

ANNO

SCAN

CHEK

LISA SMITH, COUNTY RECORDER  
MADISON IOWA

✓ NCA

This instrument prepared by:

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

Phone # (515) 453-4690

Return to:

M. Newton Construction, Inc., P.O. Box 537, Winterset, IA 50273

Mail tax statements to:

M. Newton Construction, Inc., P.O. Box 537, Winterset, IA 50273

(cc) File # 14707010; 238417; 6915

\$25,000.00

## WARRANTY DEED



Legal: **Lot Seven (7) in Block Three (3) of Birchwood Estates Plat No. 1, an Addition to the City of Winterset, Madison County, Iowa.**

Address: 1508 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 **M. Newton Construction, Inc., a corporation**, 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 )  
 ) SS:  
COUNTY OF POLK )

On this 12<sup>th</sup> day of August, 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: Aug 6 - 2007

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

  
\_\_\_\_\_  
**William E. Kline, Manager**