

Document 2007 4041

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Date 11/02/2007 Time 2:59 PM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$408.80

Rev Stamp# 421 DOV# 433

LISA SMITH, COUNTY RECORDER
MADISON IOWA

INDX ✓
ANNO
SCAN
CHEK

MCA

This instrument prepared by:

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

Phone # (515) 453-4690

Return to:

Timothy Wade Feltner and Andrea Gail Feltner, 300 NW 8th St., Earlham, IA 50072

Mail tax statements to:

Timothy Wade Feltner and Andrea Gail Feltner, 300 NW 8th St., Earlham, IA 50072

File # 8460 kc

\$256,000.00

WARRANTY DEED

Legal: **Lot Ten (10) of Williamson Addition Plat Two (2) to the City of Earlham, Madison County, Iowa**

Address: 300 NW 8th St. Earlham, IA 50072

Parcel ID: 850002800100000



For the consideration of One Dollar (\$1.00) and other good valuable consideration, receipt of which is hereby acknowledged, **Stone Creek Homes, L.L.C., a limited liability company**, does hereby convey unto **Timothy Wade Feltner and Andrea Gail Feltner**, 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 31st day of Oct, 2007, before me the undersigned, a Notary Public in and for said State, personally appeared

David Spurgeon, 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.

DeLana Moore

Notary Public in and for said State

DeLana Moore
Iowa Notarial Seal
Commission Number 134476
My Commission Expires 12/26/08

Dated: 10-31-07

Stone Creek Homes, L.L.C., a limited liability company

By: Don Jan