



Document 2011 516

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Rec Amt \$14.00 Aud Amt \$5.00

Rev Transfer Tax \$632.80

Rev Stamp# 42 DOV# 46

LISA SMITH, COUNTY RECORDER

MADISON COUNTY IOWA

INDX ✓

ANNO

SCAN

CHEK

E ✓

Return Document To: Lucas Beeler, 2373 Scenic Valley Dr. West Des Moines, IA, 50266

Preparer Information: David D. Nelson, 213 N. Ankeny Blvd., Suite 100, Ankeny, IA 50023 515-964-3633

Address Tax Statement: Lucas Beeler, 2373 Scenic Valley Dr. West Des Moines, IA, 50266

\$ 395,650.00

WARRANTY DEED

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2

For the consideration of One Dollar(s) and other valuable consideration, Birchwood Estates, L.L.C., an Iowa Limited Liability Company ("Grantor") does hereby Convey to Lucas Beeler, the following described real estate in Madison County, Iowa:

All that part of Parcel "N" located in the South Half (1/2) of the Northwest Quarter (1/4) of Section Thirty-Six (36), Township Seventy-Six (76) North, Range Twenty-eight (28) West of the 5th P.M., City of Winterset, Madison County, Iowa, as shown in Plat of Survey filed in Book 2002, Page 3778 on August 2, 2002, in the Office of the Recorder of Madison County, Iowa, EXCEPT all that part thereof that lies within Birchwood Estates Plat No. 1, an Addition to the City of Winterset, Madison County, Iowa; AND EXCEPT all that part thereof that lies within Birchwood Estates Plat No. 2, an Addition to the City of Winterset, Madison County, Iowa.



Grantor does Hereby Covenant with grantees, and successors in interest, that grantors hold the real estate by title in fee simple; that they have 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 grantors Covenant to Warrant and Defend the real estate against the lawful claims of all persons except as may be above stated. Each of the undersigned hereby relinquishes all rights of dower, homestead and distributive share in and to the real estate.

Grantor further covenants as follows: Grantor is a manager-managed limited liability company. This conveyance is in the ordinary course of business of Grantor. The person signing below has the requisite authority to sign this deed on behalf of the Grantor.

GW*2

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.

Dated: February 16, 2011

Birchwood Estates, L.L.C., Grantor

By 
William E. Kline, Manager

STATE OF IOWA, COUNTY OF POLK

This instrument was acknowledged before me on February 16, 2011, by William E. Kline, Manager.


, Notary Public

