



Document 2011 1685

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Date 6/27/2011 Time 12:14 PM

Rec Amt \$14.00 Aud Amt \$5.00

Rev Transfer Tax \$170.40

Rev Stamp# 192 DOV# 204

INDX ✓

ANNO

SCAN

LISA SMITH, COUNTY RECORDER

MADISON COUNTY IOWA

CHEK

This instrument prepared by:

MARK U. ABENDROTH, Abendroth & Russell, P.C., 2560 73rd St, Urbandale, IA 50322-4700

Phone No.: (515)278-0623

Return to:

Venture Homes by Stephen R. Grubb I, LLC, 475 S 50th St, Ste 100, West Des Moines, IA 50265

Mail tax statements to:

Venture Homes by Stephen R. Grubb I, LLC, 475 S 50th St, Ste 100, West Des Moines, IA 50265

Order No.: MES-33112/KC

\$106,800

WARRANTY DEED

Legal: Lots 6 and 7 in Block 2; Lots 2 and 3 in Block 3; and Lots 13, 16, 17 and 19 in Block 4, BIRCHWOOD ESTATES PLAT NO. 1, an Addition to the City of Winterset, Madison County, Iowa

For the consideration of One Dollar (\$1.00) and other good valuable consideration, receipt of which is hereby acknowledged, **Birchwood Estates, LLC, a limited liability company**, does hereby convey unto **Venture Homes by Stephen R. Grubb I, LLC, a limited liability company**, the above-described real estate.

ABENDROTH & RUSSELL, P.C.

GW # 2

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.

The Limited Liability Company further warrants that it is: Member-managed Manager-managed

This deed is signed by a majority of the managers or members, as appropriate. The undersigned has the authority to sign on behalf of the limited liability company.

This sale is made in the ordinary course of business of the limited liability company.

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.

Birchwood Estates, LLC

By: [Signature]
Title: Managing Partner

STATE OF Iowa)
COUNTY OF Polk) SS:

On this 9th day of June, 2011, before me, a Notary Public in and for said State, personally appeared the above-signed, to me personally known to be the person(s) named in and who executed the foregoing instrument, and acknowledged that the person(s) executed the same as their voluntary act and deed.

[Signature]
Notary Public in and for said State

