



Document 2011 3095

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Rec Amt \$12.00 Aud Amt \$5.00

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ANNO
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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

✓ This instrument prepared by:

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

Phone No.: (515)453-4618

Return to:

Dan D Schwers and Atheena S Schwers, 720 N 14th Ave, Winterset, IA 50273

Mail tax statements to:

Dan D Schwers and Atheena S Schwers, 720 N 14th Ave, Winterset, IA 50273

Order No.: MES-36263/SR

WARRANTY DEED

Legal: **Lot 13 in Block 4 in 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, **Venture Homes by Stephen R. Grubb I, LLC, a limited liability company**, does hereby convey unto **Homes by Fleetwood, LLC, a limited liability company**, the above-described real estate.

Consideration for this transfer is less than \$500 and no revenue is required.

SUBJECT TO ALL COVENANTS, RESTRICTIONS AND EASEMENTS OF RECORD

The Limited Liability Company does hereby covenant with Grantees, 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.

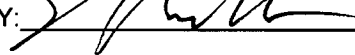
The Limited Liability Company further warrants that it is: Member-managed Manager-managed

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.

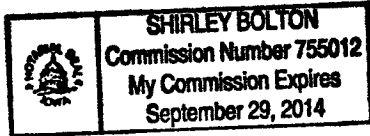
Venture Homes by Stephen Grubb I, LLC

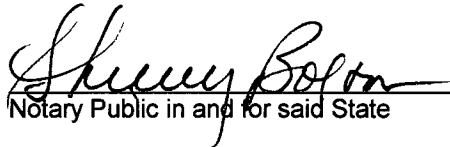
BY: 

STATE OF Iowa)
COUNTY OF Polk)

SS:

This instrument was acknowledged before me on 11/14/11 by Stephen R Grubb as President of Venture Homes by Stephen Grubb I, LLC.




Notary Public in and for said State