



Document 2012 2154

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Rec Amt \$12.00 Aud Amt \$5.00

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LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

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This instrument prepared by:  
MARK U. ABENDROTH, ABENDROTH & RUSSELL, P.C., 2536 - 73<sup>rd</sup> Street, Urbandale, Iowa 50322 (cc) Phone # (515) 453-5724

Return to:  
IOWA REALTY, 3501 Westown Parkway, West Des Moines, Iowa 50266

Mail tax statements to:  
Kyle Leonard, 824 N 14<sup>th</sup> Ave., Winterset, IA 50273

File #40157

## WARRANTY DEED

416952 *eghtone*

Legal: **Lot Seventeen (17) In Block Four (4) of 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, L.L.C. a/k/a Venture Homes by Stephen R. Grubb**, does hereby convey unto **Homes by Fleetwood, L.L.C., a limited liability company**, the above-described real estate.

No Revenue Required - Consideration less than \$500.

**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.

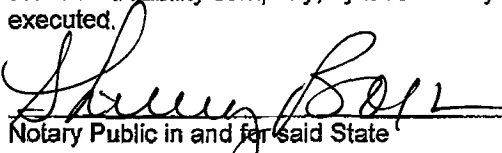
The Limited Liability Company further warrants that it is:  Member-managed  Manager-managed

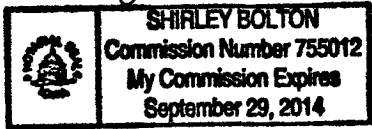
This deed is signed by a majority of the managers or members, as appropriate. The undersigned has the authority to sign on behalf of the limited liability company.

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        )

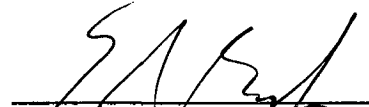
On this 19 day of July,  
20 12, before me the undersigned, a Notary Public in and for said State, personally appeared **Stephen R. Grubb**, to me personally known, and who being by me duly sworn, did say that the person is the President of said limited liability company, that no seal has been procured by the limited liability company, and that this instrument was signed on behalf of the corporation 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: 7/19, 2012

**VENTURE HOMES BY STEPHEN R. GRUBB I, L.L.C. A/K/A VENTURE HOMES BY STEPHEN R. GRUBB**  
A limited liability company                                    by:

  
Stephen R. Grubb, President