



Document 2012 2155

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Date 7/23/2012 Time 11:42 AM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$266.40

Rev Stamp# 220 DOV# 236

LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

INDX ✓  
ANNO  
SCAN  
CHEK

w/n

This instrument prepared by:

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

Phone No.: (515)453-4637

Return to:

Kyle S. Leonard and Michelle R. Leonard, 824 N 14th Ave, Winterset, IA 50273

Mail tax statements to:

Kyle S. Leonard and Michelle R. Leonard, 824 N 14th Ave, Winterset, IA 50273

Order No.: MES-40157/BS

\$ 167,000.00

# WARRANTY DEED

41695leg/home

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, **Homes By Fleetwood, LLC, a limited liability company**, does hereby convey unto **Kyle S. Leonard and Michelle R. Leonard, husband and wife, 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 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.**

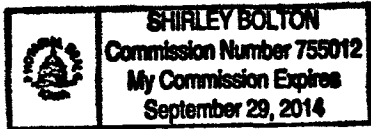
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Homes By Fleetwood, LLC

BY: *SR Grubb*  
Stephen R. Grubb  
President

STATE OF Iowa )  
COUNTY OF Polk ) SS:

This instrument was acknowledged before me on 7/18/12 by Stephen R. Grubb as President of Homes By Fleetwood, LLC.



*Shirley Bolton*  
Notary Public in and for said State