



Document 2013 2241

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Date 7/30/2013 Time 12:43 PM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$287.20

Rev Stamp# 214 DOV# 219

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

INDX ✓

ANNO

SCAN

CHEK

This instrument prepared by:

JOSEPH F. WALLACE, Abendroth & Russell, P.C., 2560 73rd St, Urbandale, IA 50322-4700

Phone No.: (515)453-4637

Return to:

John W. Hunt, 1514 Mackensie Cir, Winterset, IA 50273

Mail tax statements to:

John W. Hunt, 1514 Mackensie Cir, Winterset, IA 50273

Order No.: MES-45840/BS

\$179,729.66

WARRANTY DEED

Legal: **Lot Six (6) in Block Two (2) 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, LLC, a limited liability company**, does hereby convey unto **John W. Hunt, a single person**, the above-described real estate.

1/2

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.

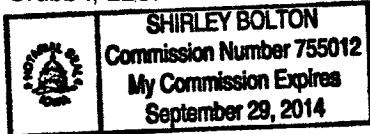
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Venture Homes by Stephen R. Grubb I, LLC

BY: *Stephen R. Grubb*

STATE OF Iowa)
COUNTY OF Polk) SS:

This instrument was acknowledged before me on 7/18/13 by Stephen R. Grubb as Manager of Venture Homes by Stephen R. Grubb I, LLC.



Shirley Bolton
Notary Public in and for said State