



Document 2015 537

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Recorded: 3/2/2015 at 11:18:43.0 AM

Fee Amount: \$17.00

Revenue Tax: \$260.00

LISA SMITH RECORDER
Madison County, Iowa

INDX
ANNO
SCAN
CHEK

Rev Stamp# 52 DOV# 56

\$162,750.00

This instrument prepared by:

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

Phone No.: (515)453-5724

Return to:

Kading Properties, LLC, 7008 Madison Ave, Urbandale , IA 50322

Mail tax statements to:

Kading Properties, LLC, 7008 Madison Ave, Urbandale , IA 50322

Order No.: MES-56895/CC

WARRANTY DEED

Legal: **Lot One (1) of the Replat of Lot Five (5), in Block One (1); AND Lot Eleven (11) in Block Five (5); AND Lots One (1) and Four (4) in Block Six (6); ALL 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, **Birchwood Estates, L.L.C., a limited liability company**, does hereby convey unto **Kading Properties, LLC, a limited liability company**, the above-described real estate.

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.

This deed is executed as provided in the operating agreement 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.

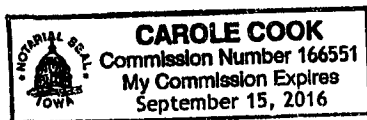
Birchwood Estates, L.L.C.

BY *William E. Kline*
William E. Kline
Managing Member

STATE OF *Iowa*)
COUNTY OF *Poll*)

SS:

This instrument was acknowledged before me on *February 25, 2015* by William E. Kline as Managing Member of the Birchwood Estates, L.L.C..



Carole Cook
Notary Public in and for said State