



Document 2020 1281

Book 2020 Page 1281 Type 03 001 Pages 2

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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK



WARRANTY DEED

THE IOWA STATE BAR ASSOCIATION

Official Form No. 101

Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)

Jane E. Rosien, 114 E. Jefferson Street, P.O. Box 67, Winterset, IA 50273-0067; Phone: (515) 462-4912

Taxpayer Information: (Name and complete address)

Stro-Max Construction, Inc., 406 E. Madison Street, Winterset, IA 50273

Return Document To: (Name and complete address)

Jane E. Rosien, 114 E. Jefferson Street, P.O. Box 67, Winterset, IA 50273-0067

Grantors:

City of Winterset, Iowa

Grantees:

Stro-Max Construction, Inc.

Legal description: See Page 2

Document or instrument number of previously recorded documents:

N/A



WARRANTY DEED

For the consideration of Zero (\$0.00)-----Dollar(s)
and other valuable consideration, City of Winterset, Iowa,
do hereby Convey to
Stro-Max Construction, Inc.,
the following described real estate in

Madison County, Iowa:

Lot Seven (7) in Block Fifteen (15) of Pitzer & Knight's Addition to the Town of Winterset, Madison County, Iowa;
AND,
Lot Seven (7) and the East 45 feet of Lot Six (6) in Block Three (3) of T.D. Jones' Addition to the Town of Winterset, Madison County, Iowa.

The City of Winterset, Iowa retains and reserves all right, title and interest in and to any and all public utility easements upon and across the above described real estate, which retention and reservation of easements shall be a covenant running with these parcels of land and shall be binding upon the successors and assigns of the parties.

These transfers are exempt from transfer tax pursuant to Iowa Code 428A.2(6) and 428A.2(21).

Grantors do Hereby Covenant with grantees, and successors in interest, that grantors hold the real estate by title in fee simple; that they have 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 grantors Covenant to Warrant and Defend the real estate against the lawful claims of all persons except as may be above stated. Each of the undersigned hereby relinquishes all rights of dower, homestead and distributive share in and to the real estate. 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.

Dated on April 14, 2020.

Kelley Brown, City Administrator (Grantor)

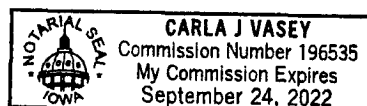
Philip A. Macumber, Mayor (Grantor)

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on April 14, 2020, by Kelley Brown and Philip A. Macumber as City Administrator and Mayor; respectively, of the City of Winterset, Iowa.



Signature of Notary Public