



Document 2020 2847

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Date 8/06/2020 Time 1:15:45PM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$151.20

Rev Stamp# 316 DOV# 313

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

INDX

ANNO

SCAN

CHEK

This instrument prepared by:

JOSEPH F WALLACE, Simpson, Jensen, Abels, Fischer & Bouslog PC, 400 Locust St, Ste 400, Des Moines, IA 50309

Phone No.: (515)453-4684

Mail tax statements and return to:

Mariah Bowman, 323 S 8th Ave, Winterset, IA 50273

FID 83010

$\frac{2}{3}$

\$94,900

WARRANTY DEED

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Business Assistance Corporation, a corporation**, does hereby convey unto **Mariah Bowman**, the following described real estate:

Lot Seven (7) in Block Eighteen (18) of West Addition to the Town of Winterset, Madison County, Iowa.



Order No.: 808-13024/MC

SUBJECT TO ANY COVENANTS, RESTRICTIONS AND EASEMENTS OF RECORD

Grantor hereby covenants with Grantee, and successors in interest, that it 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 Grantor covenants to warrant and defend the real estate against the lawful claims of all persons except as may be above stated.

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.

Business Assistance Corporation

Timothy A. Schaler Pres

Timothy A. Schaler Pres
Printed Name

STATE OF Texas)

COUNTY OF Dallas)

SS:

This instrument was acknowledged before me on July 30, 2020 by Timothy A. Schaler as President of Business Assistance Corporation.

[Signature]
Notary Public in and for said State

