

BK: 2020 PG: 3108
Recorded: 8/21/2020 at 2:47:06.0 PM
Pages 3
County Recording Fee: \$22.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$25.00
Revenue Tax: \$103.20
LISA SMITH RECORDER
Madison County, Iowa

CONSIDERATION \$64,700

SPECIAL WARRANTY DEED
Recorder's Cover Sheet

Preparer Information:

Mark L. Smith, 101 1/2 W. Jefferson, PO Box 230, Winterset, Iowa 50273
Phone: (515) 462-3731

Taxpayer Information:

Business Assistance Corporation, 1459 White Pole Rd., P.O. Box 518, Adair, IA 50002

Return Document To:

Mark L. Smith, 101 1/2 W. Jefferson, PO Box 230, Winterset, Iowa 50273

Grantors:

Exchange State Bank

Grantees:

Business Assistance Corporation

Legal Description: See Page 2

Document or instrument number of previously recorded documents: _____



SPECIAL WARRANTY DEED

For the consideration of ---\$64,700.00--- Dollar(s) and other valuable consideration, Exchange State Bank do hereby Convey to Business Assistance Corporation the following described real estate in Madison County, Iowa:

Lot 7 and 8 in Block 1 of Bowlsby's Addition to the Town of Winterset, Madison County, Iowa.

This Special Warranty Deed is given in partial fulfillment of a certain Real Estate Installment Contract originally dated September 30, 2009, from Exchange State Bank, as Seller, to Business Assistance Corporation, that was recorded October 7, 2009, in Book 2009, Page 3066 of the Recorder's Office of Madison County, Iowa and was then Amended dated December 1, 2009, and filed December 14, 2009, in Book 2009, Page 3744 of the Recorder's Office of Madison County, Iowa.

Grantors do Hereby Covenant with Grantees and successors in interest to Warrant and Defend the real estate against the lawful claims of all persons claiming by, through or under them, 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: 8-13-2020.

Exchange State Bank, an Iowa Corporation

Randal G. Baird
Randal G. Baird, President

Brandy Rudy
Brandy Rudy, Vice President

STATE OF IOWA, COUNTY OF ADAIR

This record was acknowledged before me on 8-13-2020, by Randal G. Baird, President.

Codi Ayers
Signature of Notary Public



STATE OF IOWA, COUNTY OF ADAIR

This record was acknowledged before me on 8-13-2020, by Brandy Rudy, Vice President.

Codi Ayers

Signature of Notary Public

