



Document 2021 1434

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Date 4/07/2021 Time 2:01:21PM
Rec Amt \$12.00 Aud Amt \$5.00
Rev Transfer Tax \$244.00
Rev Stamp# 152 DOV# 154
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.: 515-453-4614

EJ Mail tax statements and return to:
Avari Heinz-Pence, 716 W Summit St, Winterset, IA 50273

$\frac{2}{3}$

\$153,000

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**, does hereby convey unto **Avari Heinz-Pence, a single person**, the following described real estate:

Lots Two (2) and Three (3) of the Sub-division of Lots Eleven (11), Twelve (12), and Thirteen (13) of Hutchings' Addition of the Town of Winterset in Madison County, Iowa.



Order No.: 808-16579/

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

Susan R. Schafer, Sec. Treas.
Susan R. Schafer
Printed Name

STATE OF Iowa)
COUNTY OF Des Moines) SS:

This instrument was acknowledged before me on April 2, 2022 by Susan Schafer as Manager of Business Assistance Corporation.

[Signature]
Notary Public in and for said State

