

Document 2021 3159

Book 2021 Page 3159 Type 03 001 Pages 2
Date 7/29/2021 Time 9:30:10AM
Rec Amt \$12.00 Aud Amt \$5.00
Rev Transfer Tax \$103.20
Rev Stamp# 374 DOV# 368
LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

INDX
ANNO
SCAN
CHEK

\$105,000⁰⁰

This instrument prepared by:

ROSS F. BARNETT, ABENDROTH RUSSELL BARNETT LAW FIRM, 2560 – 73rd Street, Urbandale, Iowa 50322

Phone # (515) 271-7770

Return document to and mail tax statements to:

GREG AND MELISSA SHAHAN, 3216 John Wayne Dr, Winterset, Iowa 50273

File #RESC / CVG (rfb)

WARRANTY DEED

Legal: **Lots 6 and 7 (EXCEPT the East 18.50 feet of said Lot 7) in Block 12 in WEST ADDITION, an Official Plat, now included in and forming a part of the City of Winterset, Madison County, Iowa**

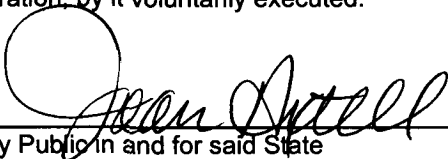
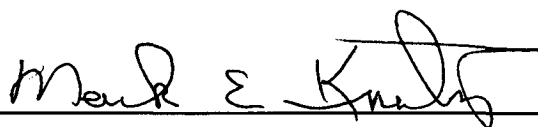
Address: **615 Green Street, Winterset, Iowa 50273**

For the consideration of One Dollar (\$1.00) and other good valuable consideration, receipt of which is hereby acknowledged, **The Grace Baptist Church of Winterset, Iowa, Inc., a corporation**, does hereby convey the above-described real estate to **Greg Shahan and Melissa Shahan, a married couple**, as Joint Tenants with full rights of survivorship and not as Tenants in Common.

SUBJECT TO ALL COVENANTS, RESTRICTIONS, AND EASEMENTS OF RECORD

The Corporation does hereby covenant with Grantees, 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 Corporation 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.

STATE OF <u>Iowa</u>) COUNTY OF <u>Madison</u>) SS: On this <u>28</u> day of <u>July</u>, 2021, before me the undersigned, a Notary Public in and for said State, personally appeared <u>Mark Knutson</u>, to me known, and who being by me duly sworn, did say that the person is the <u>Sec of Deacon Bd</u> of said corporation; that no seal has been procured by the corporation; and that this instrument was signed on behalf of the corporation by authority of its Board of Directors and the said officer acknowledged the execution of this instrument to be the voluntary act and deed of the corporation, by it voluntarily executed.  Notary Public in and for said State	Dated: <u>7-28</u>, 2021 THE GRACE BAPTIST CHURCH OF WINTERSET, IOWA, INC. A corporation by:  <u>MARK E. Knutson.</u> PRINT NAME OF SIGNATORY
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