



Document 2021 3486

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INDX

ANNO

SCAN

LISA SMITH, COUNTY RECORDER

MADISON COUNTY IOWA

CHEK

✓ **Preparer Information:** Andrew J. Zbaracki, 2202 Woodlands Parkway, Clive, IA 50325, (515) 518-6306

Return Document and

Address Tax Statement: Contract Exchange Corporation, 425 2nd St. SE Cedar Rapids, IA 52401

WARRANTY DEED

For the consideration of One (\$1.00) Dollar and other valuable consideration, **Joseph Allsup and Michaela Allsup, a Married Couple** (the "Grantors"), do hereby convey to **Contract Exchange Corporation**, (the "Grantee"), the following described real estate:

Lot One (1) and the East 3 feet of Lot Two (2) in Block Nine (9) of Pitzer & Knight's Addition to the City of Winterset, in Madison County, Iowa

Subject to all covenants, restrictions and easements of record.

Also the above named grantors do hereby sell, assign, transfer and convey of its vendor right, title and interest in and to one certain real estate contract dated July 27, 2021 that was filed July 29, 2021 in Book 2021 at Page 3178 of the Records of the Madison County, Iowa Recorder's office.

Grantors do hereby covenant with Grantees, and successors in interest, that Grantors hold the real estate by title in fee simple; that Grantors 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.

This instrument is exempt from transfer tax under Section 428A.2(1), and Groundwater Hazard Statement, being an assignment of a contract and an assignment of the Seller's interest.

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 the 26 day of July, 2021.



Joseph Allsup (Grantor)

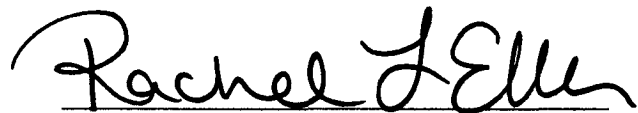


Michaela Allsup (Grantor)

STATE OF IA, COUNTY OF Madison

This record was acknowledged before me on July 26, 2021, by Joseph Allsup and Michaela Allsup.





Notary Public