



Document 2021 4028

Book 2021 Page 4028 Type 03 003 Pages 2

Date 9/27/2021 Time 11:02:39AM

Rec Amt \$12.00 Aud Amt \$10.00

INDX
ANNO
SCAN
CHEK

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

Prepared by: LYNN SINGER 1012 N John Wayne Dr, Box 517, Winterset, IA 50273

(515) 462-3575

Tax Statement: AMERICAN STATE BANK, 809 N John Wayne Dr, Winterset IA 50273

Return To: VERLE W NORRIS, LAW OFFICE OF VERLE W NORRIS, 300 WEST MARION PO 256, CORYDON, IA 50060

SHERIFF'S DEED

In consideration of \$ 602,450.41 heretofore paid, I JASON BARNES, SHERIFF
of MADISON COUNTY, Iowa, do hereby sell and convey unto:

AMERICAN STATE BANK

the following described property in MADISON County, Iowa:

☒ See Attached Sheet (s) for further description

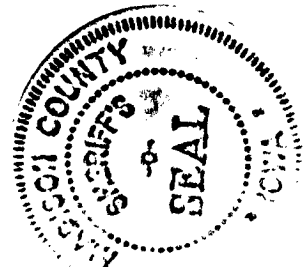
Upon the expiration of the redemption period (no redemption having been made) this Deed is given upon the
surrender of the Sheriff's Certificate of Purchase, the same having been issued on N/A

In Case Number EQCV035083

AMERICAN STATE BANK

VS

JRS EXCAVATING, LLC, BRUCE E HOLTRY, JR, SPOUSE OF BRUCE E HOLTRY, JR, SHANI J HOLTRY, AND
PARTIES IN POSSESSION



Date 09/08/2021

JASON BARNES, SHERIFF

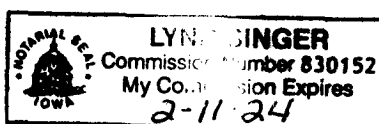
DOV and transfer tax exempt under Iowa Code Section
428A.2(19) EXEMPTION #19

STATE OF IOWA }
MADISON COUNTY } SS.

On September 08, 2021 before me, a Notary Public in and for said County, personally appeared
JASON BARNES, SHERIFF

to me personally known to be the identical person whose name is subscribed to the foregoing deed as grantor, and
acknowledged the execution thereof to be his voluntary act and deed as said for the purposes therein named.

Witness my hand and seal, the day and year last above written.



Lynn Singer
Notary Public in and for the State of Iowa

Legal Description

A parcel of land beginning at a point 585.0 feet East of the Southwest Corner of the Southeast Quarter ($\frac{1}{4}$) of the Southeast Quarter ($\frac{1}{4}$) of Section Seventeen (17), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa; thence North 1040 Feet; thence East 445.0 Feet; thence South 2049.14 Feet to the North R.O.W. line of County Road G-50; thence Northwesterly along said R.O.W. 749.98 Feet; thence North 379.7 Feet to the point of beginning, containing 18.1 acres more or less. Said tract being located in the SE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 17, and in the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 20, all in Township 75N, Range 26W of the 5th P.M., Madison County, Iowa.

Also described as:

A parcel of land located in the Southeast Quarter ($\frac{1}{4}$) of the Southeast Quarter ($\frac{1}{4}$) of Section Seventeen (17) and in the Northeast Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$) of Section Twenty (20), ALL in Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, more particularly described as follows, to-wit: Beginning at a point 585.0 Feet East of the Southwest Corner of the Southeast Quarter ($\frac{1}{4}$) of the Southeast Quarter ($\frac{1}{4}$) of said Section Seventeen (17); thence North 1040 Feet; thence East 455.0 Feet; thence South 2049.14 Feet to the North R.O.W. line of County Road G-50; thence Northwesterly along said R.O.W. 749.98 Feet; thence North 379.7 Feet to the point of beginning, containing 18.1 acres more or less, INCLUDES Parcel "G" located in the Northeast Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$) of said Section Twenty (20), containing 6.091 acres, as shown in Plat of Survey filed in Book 2018, Page 4060 on December 12, 2018, in the Office of the Recorder of Madison County, Iowa.