



Document 2021 5214

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Date 12/22/2021 Time 3:43:58PM

Rec Amt \$12.00 Aud Amt \$5.00

INDX

Rev Transfer Tax \$97.60

ANNO

Rev Stamp# 637 DOV# 629

SCAN

LISA SMITH, COUNTY RECORDER

CHEK

MADISON COUNTY IOWA

\$61,280

**WARRANTY DEED**  
**(CORPORATE/BUSINESS ENTITY GRANTOR)**  
**Recorder's Cover Sheet**

**Preparer Information:** Mark L. Smith, 101 1/2 W. Jefferson, Winterset, IA 50273, Phone: 515-462-3731

**Taxpayer Information:** Mark W. Roach, 8362 Tamarack Village, Suite 119, Box 171, Woodbury, MN 55125

✓ **Return Document To:** Mark L. Smith, 101 1/2 W. Jefferson, Winterset, IA 50273

**Grantors:** Madison County Tire, Inc.

**Grantees:** Mark W. Roach

**Legal Description:** See Page 2

**Document or instrument number of previously recorded documents:**



**WARRANTY DEED**  
(CORPORATE/BUSINESS ENTITY GRANTOR)

For the consideration of Sixty-One Thousand Two Hundred Eighty Dollar(s) and other valuable consideration, Madison County Tire, Inc. , a Corporation organized and existing under the laws of Iowa, does hereby Convey to Mark W. Roach, a married person, the following described real estate in Madison County, Iowa:

The South 63 1/2 feet of the East One-third (1/3) of Lot Eight (8), Block Seventeen (17), Original Town of Winterset, Madison County, Iowa.

The grantor hereby covenants 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 it 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, according to the context.

Dated: 12/22/2021.

Madison County Tire, Inc., an Iowa Corporation

By William J. Roach  
William J. Roach, President

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on 12/22/2021, by William J. Roach, as President of Madison County Tire, Inc., a Corporation.

Mark L. Smith  
Signature of Notary Public

