



Document 2023 1991

Book 2023 Page 1991 Type 03 001 Pages 2  
Date 8/23/2023 Time 1:22:31PM  
Rec Amt \$12.00 Aud Amt \$5.00 INDX  
Rev Transfer Tax \$79.20 ANNO  
Rev Stamp# 282 DOV# 282 SCAN  
BRANDY MACUMBER, COUNTY RECORDER CHEK  
MADISON COUNTY IOWA

\$50,000

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

mmH142135

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

2  
**Taxpayer Information:** Beau Binning, 206 East Street, Macksburg, IA 50155

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

**Grantors:** Farmers & Merchants State Bank

**Grantees:** Beau Binning


**Legal Description:** See Page 2

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



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

For the consideration of Fifty Thousand Dollar(s) and other valuable consideration, Farmers & Merchants State Bank, a corporation organized and existing under the laws of Iowa, does hereby Convey to Beau Binning the following described real estate in Madison County, Iowa:

Lot Two (2) of Barker's First Addition to the Town of Macksburg, Madison County, Iowa. 

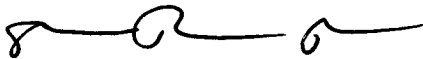
There is no known private burial site, well, solid waste disposal site, underground storage tank, hazardous waste, or private sewage disposal system on the property as described in Iowa Code Section 558.69, and therefore the transaction is exempt from the requirement to submit a groundwater hazard statement.

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.

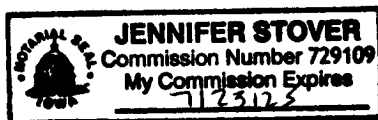
Dated: 8-21-23.

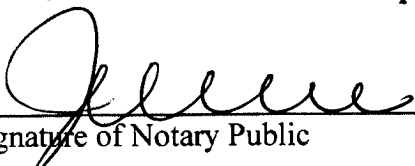
Farmers & Merchants State Bank, an Iowa Corporation

By   
Shane Pashek, President and C.E.O.

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on 8/21/23,  
by Shane Pashek, as President and C.E.O., of Farmers & Merchants State Bank a corporation.



  
Signature of Notary Public