



Document 2018 1565

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Rev Transfer Tax \$100.00
Rev Stamp# 199

INDX
ANNO
SCAN
CHEK

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

This instrument prepared by:

JOSEPH F WALLACE, Simpson, Jensen, Abels, Fischer & Bouslog PC, 400 Locust St, Ste 400,
Des Moines, IA 50309

Phone No.: 515-453-4681

Return to:

PKH Properties LLC, 520 N 3Rd Ave, Winterset, IA 50273

Mail tax statements to:

PKH Properties LLC, 520 N 3Rd Ave, Winterset, IA 50273

Order No.: MES-79847/DG

$\frac{2}{4}$ \$63,000

SPECIAL WARRANTY DEED

Legal: **The South Half (1/2) of Lots One (1) and Two (2) in Block Seven (7) of Pitzer & Knight's Addition to the Town of Winterset, Madison County, Iowa**



For the consideration of One Dollar (\$1.00) and other good valuable consideration, receipt of which is hereby acknowledged, **Exchange State Bank, a corporation**, does hereby convey unto **T & S Property Services, LLC, a limited liability company**, the above-described real estate.

This Special Warranty Deed is given in partial satisfaction of that certain Real Estate Installment Contract, dated December 1, 2009, executed by Exchange State Bank as Seller and T & S Property Services, LLC as Buyer, and was recorded December 14, 2009 in Book 2009, Page 3746 of the Madison County, Iowa records. The original contracted price for this property was \$63,000.00.

SUBJECT TO ALL COVENANTS, RESTRICTIONS AND EASEMENTS OF RECORD

Grantor does hereby covenant with Grantee, and successors in interest, that Grantor holds the real estate by title in fee simple; that the Grantor has good and lawful authority to sell and convey the real estate; and that the real estate is free and clear of all liens and encumbrances except as may be above stated. Grantor covenants to warrant and defend the real estate against the lawful claims of all persons as to the reservations from and exceptions to warranty, when the claim is by, through, or under the Grantor, but not otherwise. The Grantor makes no warranties prior to the Grantor's ownership of the subject property.

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.



Exchange State Bank

BY: [Signature]

BY: [Signature]

STATE OF Iowa)

COUNTY OF Adair)

SS:

This instrument was acknowledged before me on May 17, 2018 by
Randal G. Baird as President
Brandy Rudy as Vice President of Exchange State
Bank.

[Signature]
Notary Public in and for said State

