



Document 2018 1735

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Date 6/01/2018 Time 10:54:56AM

Rec Amt \$17.00 Aud Amt \$5.00

Rev Transfer Tax \$114.40

Rev Stamp# 216

INDX

ANNO

SCAN

LISA SMITH, COUNTY RECORDER

MADISON COUNTY IOWA

CHEK



\$ 71600

WARRANTY DEED
(CORPORATE/BUSINESS ENTITY GRANTOR)
THE IOWA STATE BAR ASSOCIATION
Official Form No. 335
Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)

Mark L. Smith, POB 230, Winterset, IA 50273, (515) 462-3731

Taxpayer Information: (Name and complete address)

Business Assistance Corporation, c/o Tom & Susan Schlager, POB 518, Adair, IA 50002

☒ **Return Document To:** (Name and complete address)

Exchange State Bank, Attn: Brandy, POB 98, Adair, IA 50002

Grantors:

Exchange State Bank

Grantees:

Business Assistance Corporation

Legal description:

Document or instrument number of previously recorded documents:



WARRANTY DEED (CORPORATE/BUSINESS ENTITY GRANTOR)

For the consideration of -----\$71,600.00----- Dollar(s) and other
valuable consideration, Exchange State Bank,
a(n) Corporation organized and existing under
the laws of IOWA does hereby Convey to Business Assistance
Corporation

the following described real estate in MADISON County, Iowa:
Lot Six (6) in Block Seventeen (17) of Pitzer & Knight's Addition to the Town of Winterset, Madison County, Iowa.

(Locally known As: 315 West Benton Street, Winterset, IA 50273)

This Deed is given in partial fulfillment of a Real Estate Contract dated December 1, 2009, and filed December 14, 2009, in Book 2009, Page 3744 of the Recorder's Office of Madison County, Iowa; therefore, no Declaration of Value or Groundwater Hazard Statement is required.

This deed is exempt according to Iowa Code 428A.2(1).

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 on June 1, 2018.

Exchange State Bank, a(n) Corporation

By [Signature] By [Signature]
Randal G. Baird, President Brandy Rudy, Vice President

STATE OF IOWA, COUNTY OF ADAIR
This record was acknowledged before me on June 1 2018, by Randal G. Baird
as President
of Exchange State Bank



[Signature]
Signature of Notary Public

STATE OF IOWA, COUNTY OF ADAIR

This record was acknowledged before me on June 1 2018, by Brandy Rudy

as Vice President

of Exchange State Bank

Traci Stephenson
Signature of Notary Public



TRACI STEPHENSON
Commission Number 783834
MY COMMISSION EXPIRES
April 25, 2020

STATE OF _____, COUNTY OF _____

This record was acknowledged before me on _____, by _____

as _____

of _____

Signature of Notary Public

STATE OF _____, COUNTY OF _____

This record was acknowledged before me on _____, by _____

as _____

of _____

Signature of Notary Public