BK: 2020 PG: 1728

Recorded: 5/20/2020 at 8:28:31.0 AM

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County Recording Fee: \$22.00

Iowa E-Filing Fee: \$9.81 Combined Fee: \$31.81 Revenue Tax: \$343.20 LISA SMITH RECORDER Madison County, Iowa



WARRANTY DEED

(CORPORATE GRANTOR)

THE IOWA STATE BAR ASSOCIATION
Official Form No. 104
Recorder's Cover Sheet

Preparer Information: (Name, address and phone number) Jane E. Rosien, 114 E. Jefferson Street, P.O. Box 67, Winterset, IA 50273-067, Phone (515) 462-4912

Taxpayer Information: (Name and complete address)

Dan L. Bush and Shari L. Bush, 711 N. 14th Avenue, Winterset, IA 50273

Return Document To: (Name and complete address)
Jane E. Rosien, 114 E. Jefferson Street, P.O. Box 67, Winterset, IA 50273-067

Grantors:

Madison County Livestock and Fair Association

Grantees:

Dan L. Bush Shari L. Bush

Legal description: See Page 2

Document or instrument number of previously recorded documents:

N/A



WARRANTY DEED (CORPORATE GRANTOR)

For the consideration of Two Hundred Fifteen Thousand and 00/100ths Dollar(s) and
other valuable consideration, Madison County Livestock and Fair Association,
a corporation organized and existing under the laws of <u>lowa</u> ,
does hereby Convey to
Dan L. Bush and Shari L. Bush, as Joint Tenants with Full Rights of Survivorship and Not as Tenants in
Common,
the following described real estate in <u>MADISON</u> County, Iowa:
The Northeast Quarter (1/4) of the Southeast Quarter (1/4) of Section Two (2), Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, EXCEPT all that part of Kippy Ridge Estates located therein; AND all that part of the North Half (1/2) of the Southwest Quarter (1/4) of Section One (1), Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, lying North and West of the center of a ravine running through said North Half (1/2) of the Southwest Quarter (1/4) of said Section One (1); AND Parcel "Q" located in Southwest Quarter (1/4) of Northwest Quarter (1/4) of said Section One (1), containing 1.56 acres, as shown in Plat of Survey filed in Book 2020, Page 1204 on April 9, 2020 in the Office of the Recorder of Madison County, Iowa; AND the Southwest Quarter (1/4) of the Southwest Quarter (1/4) of said Section One (1).
Subject to that Right Of Way Easement Agreement executed by Grantor and Grantees on this 19th day of May 2020.
The Corporation 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 May 9, 2020
Madison County Livestock and Fair Association , a(n) Iowa corporation
By
STATE OF IOWA , COUNTY OF POLK
This record was acknowledged before me on May 19, 2020, by James E. Beach
as President
of Madison County Livestock and Fair Association KATHRYN A. LENZ Commission Number 758660 My Commission Expires L. D. ZOZ