
This instrument prepared by:
ROSS F. BARNETT, ABENDROTH RUSSELL BARNETT LAW FIRM, 2560 – 73rd Street, Urbandale, Iowa 50322 Phone # (515) 271-7770
Return document to and mail tax statements to:
GRETA AND DALE PRETZER, 1571 – 210th Street, Winterset, Iowa 50273 File #RESC / CVG (spo)

WARRANTY DEED

Legal: **Parcel "B", located in the South Half of the Southeast Quarter (S ½ SE ¼) of Section 25, Township 76 North, Range 29, West of the 5th P.M., Madison County, Iowa, containing 14.01 acres, as shown in Plat of Survey filed in Book 2012, Page 1758 on June 15, 2012, in the Office of the Recorder of Madison County, Iowa**

Address: 1571 – 210th Street, Winterset, Iowa 50273

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Dale E. Tuttle and Nancy L. Tuttle, a married couple**, do hereby convey the above-described real estate to **Tyler S. Bass, a married person**.

This deed is given and accepted in full and complete satisfaction of the real estate contract recorded August 1, 2012 in Book 2012 Page 2253.

SUBJECT TO ALL COVENANTS, RESTRICTIONS, AND EASEMENTS OF RECORD

Grantors do hereby covenant with Grantees, and successors in interest, that Grantors hold the real estate by title in fee simple; that they have 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 Grantors covenant to warrant and defend the real estate against the lawful claims of all persons except as may be above stated. Each of the undersigned hereby relinquishes all rights of dower, homestead, and distributive share in and to the real estate.

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.

<p>STATE OF <u>Iowa</u>) COUNTY OF <u>POIK</u>) SS:</p> <p>On this <u>26th</u> day of <u>February</u>, 2021, before me the undersigned, a Notary Public in and for said State, personally appeared Dale E. Tuttle and Nancy L. Tuttle, a married couple, to me known to be the identical persons named in and who executed the foregoing instrument and acknowledged that those persons executed the same as their voluntary act and deed.</p> <p><u>Emilie E. Reha</u> Notary Public in and for said State</p>	<p>Dated: <u>February 26</u>, 2021</p> <p><u>Dale E. Tuttle</u> Dale E. Tuttle</p> <p><u>Nancy L. Tuttle</u> Nancy L. Tuttle</p>
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