
This instrument prepared by:
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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**

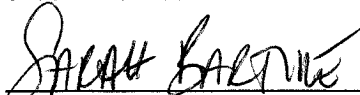

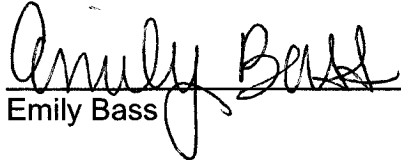
Address: 1571 – 210th Street, Winterset, Iowa 50273

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Tyler S. Bass and Emily Bass, a married couple**, do hereby convey the above-described real estate to **Greta Ann Pretzer and Dale Harold Pretzer, a married couple**, as Joint Tenants with full rights of survivorship and not as Tenants in Common.

SUBJECT TO ALL COVENANTS, RESTRICTIONS, AND EASEMENTS OF RECORD

Grantors do hereby covenant with Grantees, and successors in interest, that said 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 relinquish 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.

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| STATE OF <u>Iowa</u>) COUNTY OF <u>Polk</u>) SS: | Dated: <u>February 23rd</u> , 2021 |
| On this <u>23rd</u> day of <u>February</u> , 2021, before me the undersigned, a Notary Public in and for said State, personally appeared Tyler S. Bass and Emily Bass, 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.  _____ Notary Public in and for said State |  _____ Tyler S. Bass  _____ Emily Bass |

