



Document 2021 1433

Book 2021 Page 1433 Type 03 001 Pages 2

Date 4/07/2021 Time 1:59:38PM

Rec Amt \$12.00 Aud Amt \$20.00

Rev Transfer Tax \$446.40

Rev Stamp# 151

INDX

ANNO

SCAN

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

Return To: Mark L. Smith, 101 1/2 W. Jefferson, Winterset, Iowa 50273

Taxpayer: Business Assistance Corporation , 1459 White Pole Rd., PO Box 518, Adair, IA 50002

Preparer: Mark L. Smith, 101 1/2 W. Jefferson, Winterset, IA 50273, Phone: 515-462-3731

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SPECIAL WARRANTY DEED

For the consideration of Two Hundred Seventy-Nine Thousand One Hundred Dollar(s) and other valuable consideration, Exchange State Bank, a 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:

Lots Two (2) and Three (3) of the Sub-division of Lots Eleven (11), Twelve (12), and Thirteen (13) of Hutchings' Addition to the Town of Winterset, Madison County, Iowa.



AND

Lots Three (3) and Four (4), in Block Two (2), of Bowlsby's Addition to the Original Town of Winterset, Madison County, Iowa.

AND

Lot Two (2) in Block Seventeen (17) of T.D. Jones' Addition to the City of Winterset, in Madison County, Iowa.

AND

The North Seventy-two (72) feet of Lot One (1) in Block Thirteen (13) of Pitzer and Knight's Addition to the Town of Winterset, Madison County, Iowa.

This Special Warranty Deed is given in total fulfillment of a certain Real Estate

Installment Contract originally dated September 30, 2009, from Exchange State Bank, as Seller, to Business Assistance Corporation, that was recorded October 7, 2009, in Book 2009, Page 3066 of the Recorder's Office of Madison County, Iowa and was then Amended dated December 1, 2009, and filed December 14, 2009, in Book 2009, Page 3744 of the Recorder's Office of Madison County, Iowa.

Grantors do Hereby Covenant with Grantees and successors in interest to Warrant and Defend the real estate against the lawful claims of all persons claiming by, through or under them, 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.

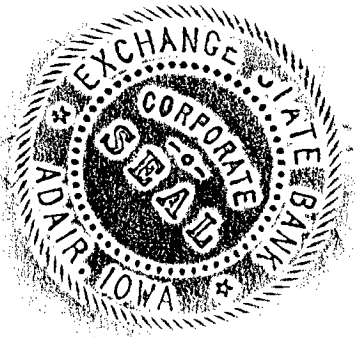
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated: 4-2-2021.

Exchange State Bank, an Iowa corporation

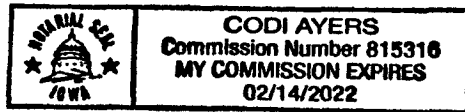
By [Signature]
Randal G. Baird, President

By [Signature]
Brandy Rudy, Vice President



STATE OF IOWA, COUNTY OF Adair

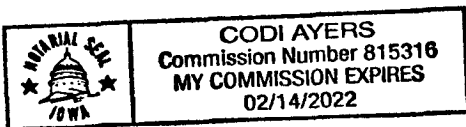
This record was acknowledged before me on 4-2-21, by Randal G. Baird, as President.



[Signature]
Signature of Notary Public

STATE OF IOWA, COUNTY OF Adair

This record was acknowledged before me on 4-2-21, by Brandy Rudy, as Vice-President.



[Signature]
Signature of Notary Public