



Document 2021 1898

Book 2021 Page 1898 Type 03 001 Pages 2
Date 5/10/2021 Time 12:34:22PM
Rec Amt \$12.00 Aud Amt \$5.00
Rev Transfer Tax \$119.20
Rev Stamp# 199
LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

INDX
ANNO
SCAN
CHEK



\$75,000

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)

John W. Fisher, 306 Audubon St., Adair, IA 50002, Phone: (641) 742-5231

Taxpayer Information: (Name and complete address)

Goebel Dickens and Lisa Dickens
122 E. Benton Street
Winterset, IA 50273

Return Document To: (Name and complete address)

Fisher, Fisher & Groetken, P.C.
306 Audubon St., P.O. Box 158
Adair, IA 50002

Grantors:

Business Assistance Corporation

Grantees:

Goebel Dickens
Lisa Dickens

Legal description:

Document or instrument number of previously recorded documents:



**WARRANTY DEED
(CORPORATE/BUSINESS ENTITY GRANTOR)**

For the consideration of One and No/100 ----- Dollar(s) and other valuable consideration, Business Assistance Corporation, a(n) Corporation organized and existing under the laws of the State of Iowa does hereby Convey to Goebel Dickens and Lisa Dickens, husband and wife, as Joint Tenants with Full Rights of Survivorship and not as Tenants in Common the following described real estate in MADISON County, Iowa:

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 deed is executed in full compliance with the terms of a certain written contract dated July 12, 2016, recorded in Book 2016, Page 2107, records of the Recorder's Office of Madison County, Iowa.

NO DECLARATION OF VALUE REQUIRED. NO GROUNDWATER HAZARD STATEMENT REQUIRED. Deed given in fulfillment of recorded real estate contract.

That wherever in the chain of title to the above described real estate the names Goebel Dickens and Jed Dickens appear, they refer to one and the same person, that is Goebel Dickens.

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 May 5, 2021.

Business Assistance Corporation, a(n) Iowa Corporation

By Timothy A. Schafer Pres.
Timothy A. Schafer, President

By Susan R. Schafer Secretary Treasurer
Susan R. Schafer, Secretary - Treasurer

STATE OF IOWA, COUNTY OF ADAIR

This record was acknowledged before me on May 5, 2021, by Timothy A. Schafer and Susan R. Schafer as President and Secretary - Treasurer, respectively of Business Assistance Corporation.



John W. Fisher
JOHN W. FISHER, Notary Public
Commission Number 124871
MY COMMISSION EXPIRES
JANUARY 10, 2023