



Document 2021 2672

Book 2021 Page 2672 Type 03 001 Pages 4

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Rec Amt \$22.00 Aud Amt \$10.00 INDX

Rev Transfer Tax \$1,279.20 ANNO

Rev Stamp# 296 DOV# 294 SCAN

LISA SMITH, COUNTY RECORDER CHEK  
MADISON COUNTY IOWA

**WARRANTY DEED**

(Several Grantors)

**Recorder's Cover Sheet**

\$ 800,000

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

**Taxpayer Information:** B & T Snyder, LLC, 20737 Lexington Lane, Minburn, IA 50167

E/✓

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

**Grantors:** Jimmy M. Rhoads, a/k/a Jimmy Melvin Rhoads, and RoxAnn Rhoads, Bobby G. Rhoads, a/k/a Bobby Gene Rhoads, and Beverly J. Bircher Rhoads

**Grantees:** B & T Snyder, LLC

**Legal Description:** See Page 2

**Document or instrument number of previously recorded documents:**



**WARRANTY DEED**  
(Several Grantors)

For the consideration of Eight Hundred Thousand Dollar(s) and other valuable consideration, from Jimmy M. Rhoads, a/k/a Jimmy Melvin Rhoads, and RoxAnn Rhoads, husband and wife, and Bobby G. Rhoads, a/k/a Bobby Gene Rhoads, and Beverly J. Bircher Rhoads, husband and wife, do hereby Convey to B & T Snyder, LLC, a limited liability company organized and existing under the laws of Iowa, the following described real estate in Madison County, Iowa:

See Attached Legal Description

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.

Dated: June 24, 2021

Jimmy M. Rhoads  
Jimmy M. Rhoads, a/k/a Jimmy Melvin Rhoads,  
Grantor

RoxAnn Rhoads  
RoxAnn Rhoads, Grantor

Bobby G. Rhoads  
Bobby G. Rhoads, a/k/a Bobby Gene Rhoads,  
Grantor

Beverly J. Bircher Rhoads  
Beverly J. Bircher Rhoads, Grantor

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on June 24, 2021 by Jimmy M. Rhoads, a/k/a Jimmy Melvin Rhoads. and Roxann Rhoads.



Toni Marie Tindle  
Signature of Notary Public

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on June 24, 2021 by Bobby G. Rhoads, a/k/a Bobby Gene Rhoads, and Beverly J. Bircher Rhoads.



Toni Marie Tindle  
Signature of Notary Public

All that part of the Southeast Quarter ( $\frac{1}{4}$ ) of the Northeast Quarter ( $\frac{1}{4}$ ) lying South and East of the centerline of the County Road known as P69; AND the Northeast Quarter ( $\frac{1}{4}$ ) of the Northeast Quarter ( $\frac{1}{4}$ ) of the Southeast Quarter ( $\frac{1}{4}$ ); ALL in Section Fifteen (15), Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa;

**AND**

The Northwest Quarter ( $\frac{1}{4}$ ) of the Southwest Quarter ( $\frac{1}{4}$ ), AND the Southwest Quarter ( $\frac{1}{4}$ ) of the Northwest Quarter ( $\frac{1}{4}$ ), AND the West 32 Acres of the Southeast Quarter ( $\frac{1}{4}$ ) of the Northwest Quarter ( $\frac{1}{4}$ ), and Lot 2 of the Subdivision of the Northeast Quarter ( $\frac{1}{4}$ ) of the Northwest Quarter ( $\frac{1}{4}$ ), AND a tract of land located in the Southeast Quarter ( $\frac{1}{4}$ ) of the Northwest Quarter ( $\frac{1}{4}$ ), containing 3.67 acres, as shown in Retracement Survey filed in Book 2021, Page 1816 on May 5, 2021, in the Office of the Recorder of Madison County, Iowa, ALL in Section Fourteen (14), Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa.