



Document 2021 4195

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Date 10/08/2021 Time 11:13:55AM

Rec Amt \$12.00 Aud Amt \$5.00

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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

**WARRANTY DEED
Recorder's Cover Sheet**

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

Taxpayer Information: Pretzer Family Trust, 1917 1st Street, Bakersfield, CA 93304

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

Grantors: Greta Ann Pretzer and Dale Harold Pretzer, Jr.

Grantees: Dale H. Pretzer, Jr. and Greta A. Petzer as Trustees of the Pretzer Family Trust dated
March 3, 2016

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, Greta Ann Pretzer and Dale Harold Pretzer a/k/a Dale H. Pretzer, Jr., wife and husband, do hereby Convey to Dale H. Pretzer, Jr. and Greta A. Pretzer, as Trustees of the Pretzer Family Trust dated March 3, 2016, the following described real estate in Madison County, Iowa:

This deed is exempt according to Iowa Code 428A.2(21).

Parcel "B" located in the South Half of the Southeast Quarter (S1/2E1/4) 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.

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.

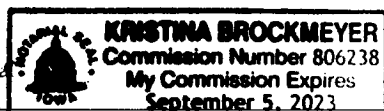
Dated: 10-7-21

Greta Ann Pretzer, Grantor

Dale Harold Pretzer a/k/a Dale H. Pretzer, Jr., Grantor

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on October 7, 2021 by Greta Ann Pretzer and Dale Harold Pretzer a/k/a Dale H. Pretzer, Jr.



Kristina Brockmeyer, Signature of Notary Public