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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

WARRANTY DEED
(CORPORATE/BUSINESS ENTITY GRANTOR)
Recorder's Cover Sheet

Preparer Information: Jerrold B. Oliver, 101 1/2 W. Jefferson, Winterset, IA 50273, Phone:
515-462-3731

Taxpayer Information: J S Living Trust, 2760 Settlers Trail, St. Charles, IA 50240

✓ **Return Document To:** Jerrold B. Oliver, 101 1/2 W. Jefferson, Winterset, Iowa 50273

Grantors: Corporate Financial Services, Inc.

Grantees: J S Living Trust

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED
(CORPORATE/BUSINESS ENTITY GRANTOR)

For the consideration of One Dollar(s) and other valuable consideration, Corporate Financial Services, Inc., a corporation organized and existing under the laws of Iowa, does hereby Convey to J S Living Trust, the following described real estate in Madison County, Iowa:

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

That portion of the S.W. 1/4 of the S.W. 1/4 of Section 28 which lies between the top of the West bank of Clanton Creek and the East Boundary of Section 29, All in Section 28, Township 75 North, Range 26, West of the 5th P.M., Madison County, Iowa.

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.

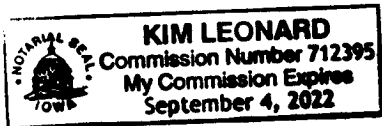
Dated: 9-30-21

Corporate Financial Services, Inc., an Iowa corporation

By Tressa Scriver
Tressa Scriver, President

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on September 30, 2021,
by Tressa Scriver, as President, of Corporate Financial Services, Inc.



Kim Leonard
Signature of Notary Public