



Document 2021 688

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Rec Amt \$17.00 Aud Amt \$10.00

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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK



WARRANTY DEED

(CORPORATE GRANTOR)

THE IOWA STATE BAR ASSOCIATION

Official Form No. 104

Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)

James L. Pedersen, P.C., P.O. Box 386, Mount Ayr, IA 50854, Phone: (641) 464-7000

Taxpayer Information: (Name and complete address)

Spot Free, Inc., 2327 State Highway 2, Mount Ayr, IA 50854

Return Document To: (Name and complete address)

James L. Pedersen, P.C., P.O. Box 386, Mount Ayr, IA 50854, Phone: (641) 464-7000

Grantors:

SmithCo., Inc.

Grantees:

Spot Free, Inc.

Legal description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED
(CORPORATE GRANTOR)

For the consideration of One and 00/100 (\$1.00)

Dollar(s) and other valuable consideration,
SmithCo., Inc., an Iowa corporation,

a corporation organized and existing under the laws of
Iowa

does hereby Convey to

Spot Free, Inc., an Iowa Corporation

the following described real estate in Madison County, Iowa:

See 1 in Addendum

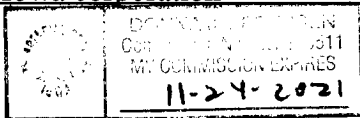
The Corporation hereby covenants with grantees, and successors in interest, that it holds the real estate by title in fee simple; that it has good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances, except as may be above stated; 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: February 18, 2021
By SmithCo., Inc.
a(n) Iowa corporation
By [Signature] Chadd Smith, President Title
By [Signature] April Smith, Secretary Title

STATE OF IOWA, COUNTY OF RINGGOLD

This instrument was acknowledged before me on February 18, 2021,
by Chadd Smith and April Smith
as President and Secretary
of SmithCo., Inc., an Iowa corporation



[Signature], Notary Public

Addendum

1.

A parcel of land located in Lots Nine (9), Ten (10), Fifteen (15), and Sixteen (16) of Block Two (2) of Kellison and Keeling's Addition to Winterset, Madison County, Iowa, said parcel is more particularly described as follows: Commencing at the Northeast Corner of said Lot Nine (9); thence South 0°00' East 152.8 feet along the east lines of said Lots Nine (9), Ten (10), and Sixteen (16), thence South 46°11' West 83.2 feet; thence South 89°38 1/2' West 72.0 feet to a point on the west line of said Lot Fifteen (15); thence North 0°01' East 210.9 feet along the west lines of said Lots Fifteen (15), Sixteen (16), Ten (10), and Nine (9) to the Northwest Corner thereof; thence South 89°59' East 132.0 feet, along the north line of said Lot Nine (9) to the Northeast Corner thereof, the Point of Beginning, said parcel contains 0.60 acre, more or less;

and,

Lot Twelve (12) of Helen McCall Huntoon Addition, Plat No. 3, to the City of Winterset, Madison County, Iowa;

This deed is exempt according to Iowa Code Sections 428A.1(14) and 428A.2(21).