



Document 2009 2439

Book 2009 Page 2439 Type 03 001 Pages 2

Date 7/31/2009 Time 1:19 PM

Rec Amt \$14.00 Aud Amt \$5.00

Rev Transfer Tax \$605.60

Rev Stamp# 181 DOV# 194

INDX ✓

ANNO

SCAN

LISA SMITH, COUNTY RECORDER

MADISON COUNTY IOWA

CHEK



### WARRANTY DEED

THE IOWA STATE BAR ASSOCIATION

Official Form #101

Recorder's Cover Sheet

**Preparer Information:** (Name, address and phone number)

John E. Casper, 223 E. Court Avenue, P.O. Box 67, Winterset, IA 50273, Phone: (515)

462-4912

\$378,840.00

**Taxpayer Information:** (Name and complete address)

Peter D. Wirtz, 2022 S. 41st Ct., West Des Moines, IA 50265

✓ **Return Document To:** (Name and complete address)

John E. Casper, 223 E. Court, P.O. Box 67, Winterset, IA 50273

**Grantors:**

Bruce E. Holtry

Sharon Holtry

**Grantees:**

Sports Medicine Company

**Legal description:** See Page 2

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



### WARRANTY DEED

For the consideration of -----\$378,840.00----- Dollar(s) and other valuable consideration,  
Bruce E. Holtry and Sharon Holtry, Husband and Wife,

----- do hereby Convey to  
Sports Medicine Company,

----- the  
following described real estate in Madison County, Iowa:  
The Southwest Fractional Quarter (1/4) of Section Thirty-one (31), in Township Seventy-four (74) North,  
Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa.



The Grantor and Grantee agree that the terms and conditions contained in paragraphs 24, 25 and 26 of  
the real estate sales contract between the Grantor and Grantee, dated June 19, 2009, survive the tender  
of this Deed and remain in effect and binding upon the parties hereto.

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: July 31, 2009

Bruce E. Holtry  
Bruce E. Holtry (Grantor)

Sharon Holtry  
Sharon Holtry (Grantor)

-----  
(Grantor)

-----  
(Grantor)

STATE OF IOWA, COUNTY OF MADISON  
This instrument was acknowledged before me on July 31, 2009, by Bruce E.  
Holtry and Sharon Holtry

Brenna K. Garvey  
, Notary Public

