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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, Winterset, IA 50273-0067

Phone: (515) 462-4912

Taxpayer Information: (Name and complete address)

Union State Bank, 201 W. Court Avenue, P.O. Box #110, Winterset, IA 50273-0110

Return Document To: (Name and complete address)

John E. Casper, 223 E. Court Avenue, Winterset, IA 50273-0067

Phone: (515) 462-4912

Grantors:

James Rinard

Martha Rinard

Grantees:

Union State Bank

Legal description: See Page 2

Document or instrument number of previously recorded documents: N/A



WARRANTY DEED

For the consideration of Voluntary Surrender of Property Dollar(s) and other valuable consideration,
James Rinard and Martha Rinard, Husband and Wife,

_____ do hereby Convey to
Union State Bank, an Iowa Corporation,

_____ the
following described real estate in MADISON County, Iowa:

For Legal Description see Exhibit "A" attached hereto and by this reference incorporated herein.

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: September 25, 2013

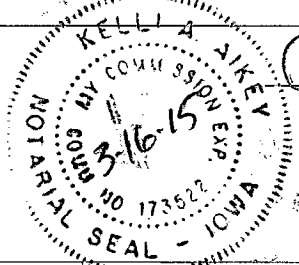
James Rinard
James Rinard (Grantor)

Martha Rinard
Martha Rinard (Grantor)

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF MADISON
This instrument was acknowledged before me on September 25, 2013, by James Rinard
and Martha Rinard



Kelli A. Casper
Notary Public

EXHIBIT "A"

The North One (1) Foot of the West 88 Feet of Lot Seven (7) and the South 52 Feet of the West 88 Feet of Lot Six (6) of Burger's Four-Acre Lot in the Town of Winterset, Madison County, Iowa, as shown by plat thereof recorded in Town Lot Deed Record 4, at Page 457.



This instrument is intended to be, and does, sell and convey all the Grantors' right, title and interest in and to the above described real estate with warranties as herein provided. This instrument is intended as an absolute sale and conveyance in fee simple and is not given as additional security for any loan, advance or extension of credit by the Grantee. The Grantors further waive any and all rights to repurchase or reacquire from the Grantee the above described real estate and the Grantee may now sell and convey this real estate to any third party.

In addition, the Grantors, individually and jointly, voluntarily and knowingly, relinquish and surrender any and all right, title and interest in and to the Buyer's interest in a real estate purchase contract, dated July 16, 2012 and filed for record on July 23, 2012 in the Madison County Recorder's Office in Book 2012 at Page 2160.

This instrument gives back real property to the contract seller in lieu of forfeiture under the laws of the State of Iowa and is exempt from transfer tax under Iowa Code Section 428A.2(18).