



Document 2014 2336

Book 2014 Page 2336 Type 03 001 Pages 3

Date 9/17/2014 Time 2:07 PM

Rec Amt \$17.00 Aud Amt \$5.00

Rev Transfer Tax \$173.60

Rev Stamp# 328

INDX ✓
ANNO ✓
SCAN

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK



Warranty Deed

(Corporate/Business Entity Grantor)
THE IOWA STATE BAR ASSOCIATION
Official Form #335

Recorder's Cover Sheet

\$108,858.46

Preparer Information: (Name, address and phone number)

Mark L. Smith, POB 230, Winterset, IA 50273, (515) 462-3731

1/2

Taxpayer Information: (Name and complete address)

Alan W. Coombs, POB 711, Frazier Park, VS 93225

Return Document To: (Name and complete address)

Mark L. Smith, POB 230, Winterset, IA 50273, (515) 462-3731

Grantors:

Exchange State Bank

Grantees:

Alan W. Coombs

Legal description: See Page 2

Document or instrument number of previously recorded documents:



Warranty Deed

(Corporate/Business Entity Grantor)

For the consideration of -----\$108,858.46----- Dollar(s) and other valuable consideration, Exchange State Bank

a(n) Corporation organized and existing under the laws of Iowa does hereby Convey to Alan W. Coombs

the following described real estate in MADISON County, Iowa: Lot One (1) in Block Twenty (20) of the Original Town of Winterset in Madison County, Iowa.



(Locally known as: 304 West Jefferson, Winterset, IA 50273)

This Deed is given in satisfaction of a Real Estate Contract recorded on July 8, 2011, in Book 2011, Page 1789 of the Recorder's Office of Madison County, Iowa, with subsequent extensions being recorded at Book 2013, Page 3265 and Book 2014, Page 485 of the Recorder's Office of 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: September 11, 2014



Exchange State Bank
a(n) Corporation

By [Signature]
Randal G. Baird, President

By [Signature]
Debra J. Lemke, Vice President and Cashier

STATE OF IOWA, COUNTY OF ADAIR

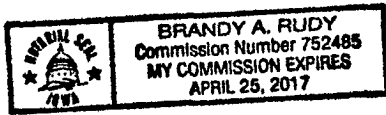
This record was acknowledged before me on this 11th day of September, 2014,
by Randal G. Baird
as President
of Exchange State Bank

[Signature]
Signature of Notary Public



STATE OF IOWA, COUNTY OF Adair

This record was acknowledged before me this 11th day of September, 2014,
by Debra J. Lemke
as Vice President and Cashier
of Exchange State Bank



A handwritten signature in cursive script, appearing to read 'Brandy Rudy'.

Signature of Notary Public

STATE OF _____, COUNTY OF _____

This record was acknowledged before me this ____ day of _____,
by _____
as _____
of _____

Signature of Notary Public

STATE OF _____, COUNTY OF _____

This record was acknowledged before me this ____ day of _____,
by _____
as _____
of _____

Signature of Notary Public