



Document 2015 1377

Book 2015 Page 1377 Type 03 001 Pages 3
Date 5/26/2015 Time 11:36 AM
Rec Amt \$17.00 Aud Amt \$5.00
Rev Transfer Tax \$1,391.20
Rev Stamp# 146 DOV# 159

INDX ✓
ANNO
SCAN
CHEK

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

\$ 870,000.⁰⁰



MIN & S

SPECIAL WARRANTY DEED

THE IOWA STATE BAR ASSOCIATION
Official Form #105

Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)

Claire B. Patin, 106 E. Salem Avenue, PO Box 215, Indianola, , IA 50125, Phone:
(515) 961-2574

Taxpayer Information: (Name and complete address)

Bruce J. Brockway and Susan A. Brockway, 13522 McGregor Street, Indianola, IA
50125

✓

Return Document To: (Name and complete address)

Claire B. Patin, 106 E. Salem Avenue, PO Box 215, Indianola, , IA 50125

Grantors:

Community Bank
f/k/a Community State Bank

Grantees:

Bruce J. Brockway
Susan A. Brockway

Legal description: See Page 2

Document or instrument number of previously recorded documents:



SPECIAL WARRANTY DEED

For the consideration of one _____ Dollar(s) and other valuable consideration, Community Bank f/k/a Community State Bank

do hereby Convey to Bruce J. Brockway and Susan A. Brockway, husband and wife, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Madison County, Iowa:

Lot One (1) of Mandolfo Addition, Plat #1, to the City of Winterset, Madison County, Iowa, including Parcel "B" located therein, containing 2.9010 acres, as shown in Plat of Survey filed in Town Plat Book 2, Page 185 on September 17, 1993, in the Office of the Recorder of Madison County, Iowa

Subject to easements and covenants of record.



Grantors do Hereby Covenant with Grantees and successors in interest to Warrant and Defend the real estate against the lawful claims of all persons claiming by, through or under them, 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: May 21, 2015

[Signature]
Community Bank (Grantor)
f/k/a Community State Bank

(Grantor)

(Grantor)

(Grantor)

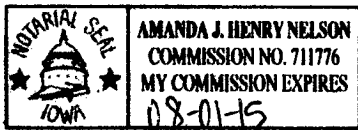
STATE OF _____, COUNTY OF _____

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

Signature of Notary Public

STATE OF IOWA :
: SS
COUNTY OF WARREN :

On this 21 day of July, 2015, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Keith Welling to me personally known, who being by me duly sworn, did say that he is the President / CEO of said corporation and that the seal affixed hereto is the corporate seal of said corporation and that said instrument was signed and sealed on behalf of said corporation by authority of its Board of Directors; and that Keith Welling as such officer acknowledged the execution of the instrument to be the voluntary act and deed of the corporation, by it and by him voluntarily executed.



Amanda J. Henry Nelson
Notary Public in the State of Iowa