



Document 2015 3169

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Date 10/27/2015 Time 12:24:31PM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$423.20

Rev Stamp# 399 DOV# 415

INDX
ANNO
SCAN

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK



\$265,000

Warranty Deed

(Corporate/Business Entity Grantor)

THE IOWA STATE BAR ASSOCIATION

Official Form #335

Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)

Jonathon L. Schroeder, 223 E. Court Avenue, P.O. Box 67, Winterset, IA 50273-0067

Phone: (515) 462-4912

†

Taxpayer Information: (Name and complete address)

Lee R. Branstetter and Ruth E. Branstetter, 305 Hubbell Street, Berthoud, CO 80513

Return Document To: (Name and complete address)

Jonathon L. Schroeder, 223 E. Court Avenue, P.O. Box 67, Winterset, IA 50273-0067

Grantors:

Stromax Construction, Inc.

Grantees:

Lee R. Branstetter

Ruth E. Branstetter

Legal description: See Page 2

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



Warranty Deed

(Corporate/Business Entity Grantor)

For the consideration of \$265,000.00----- Dollar(s) and other
valuable consideration, Stromax Construction, Inc.

a(n) Corporation organized and existing under
the laws of Iowa does hereby Convey to Lee R. Branstetter and Ruth
E. Branstetter, as Joint Tenants with Full Rights of Survivorship and Not as Tenants in Common,
the following described real estate in Madison County, Iowa:

Lot Four (4) in Block Two (2) in Birchwood Estates, Plat No. 1, an Addition to the City of Winterset,
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 sin-
gular or plural number, according to the context.

Dated: October 23, 2015

Stromax Construction, Inc.

a(n) Iowa Corporation

By [Signature]
Steven Maxwell, President

By _____

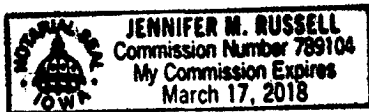
STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on this 23rd day of October, 2015,

by Steven Maxwell

as President

of Stromax Construction, Inc.



[Signature]
Signature of Notary Public