



Document 2017 583

Book 2017 Page 583 Type 03 001 Pages 2

Date 2/22/2017 Time 8:54:04AM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$100.00

Rev Stamp# 68

INDX

ANNO

SCAN

LISA SMITH, COUNTY RECORDER

MADISON COUNTY IOWA

CHEK



\$163,000

## 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)

John W. Fisher, 306 Audubon St., Adair, IA 50002 641-742-5231

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

Schafer Construction, Inc.

1469 White Pole Road

Adair, IA 50002

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

Fisher, Fisher & Groetken, P.C.

306 Audubon St., P.O. Box 158

Adair, IA 50002

**Grantors:**

EXCHANGE STATE BANK

**Grantees:**

SCHAFER CONSTRUCTION, INC.

**Legal description:** See Page 2

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



## Warranty Deed

(Corporate/Business Entity Grantor)

For the consideration of One and No/100----- Dollar(s) and other  
valuable consideration, EXCHANGE STATE BANK

\_\_\_\_\_, a(n) Corporation  
organized and existing under the laws of the State of Iowa does hereby Convey to  
SCHAFFER CONSTRUCTION, INC.

\_\_\_\_\_ the following described real estate in MADISON County, Iowa:  
The North Half (N½) of Lot One (1) in Block Sixteen (16) of the Original Town of Winterset,  
Madison County, Iowa.

This deed is executed in full compliance with the terms of a certain written contract dated September 30, 2009, and recorded in Book 2009, Page 3068; amendment to contract dated December 1, 2009, and recorded in Book 2009, Page 3775; and extension of amended contract dated September 22, 2014, and recorded in Book 2014, Page 2653; records of the Recorder's Office of Madison County, Iowa.

NO DECLARATION OF VALUE REQUIRED. NO GROUNDWATER HAZARD STATEMENT  
REQUIRED. Deed given in fulfillment of recorded real estate contract.

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: February 16, 2017

EXCHANGE STATE BANK

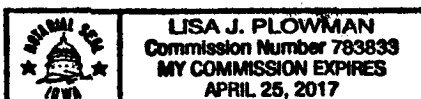
a(n) Iowa Corporation

By Debra J. Lemke, Vice Pres. and Cashier

By Brandy Rudy, Vice President

STATE OF IOWA, COUNTY OF ADAIR

This instrument was acknowledged before me on this 2-16-2017,  
by Debra J. Lemke and Brandy Rudy  
as Vice President and Cashier; and Vice President  
of EXCHANGE STATE BANK



Lisa Plowman, Notary Public