



Document 2017 1672

Book 2017 Page 1672 Type 03 001 Pages 2  
Date 5/31/2017 Time 10:49:14AM  
Rec Amt \$12.00 Aud Amt \$5.00  
Rev Transfer Tax \$140.80  
Rev Stamp# 210 DOV# 215

INDX  
ANNO  
SCAN  
CHEK

LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA



\$88,500

**WARRANTY DEED**  
(CORPORATE/BUSINESS ENTITY GRANTOR)  
THE IOWA STATE BAR ASSOCIATION  
Official Form No. 335  
Recorder's Cover Sheet

MDK341B

**Preparer Information:** (Name, address and phone number)

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

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

Debora D. Messer, 512 West South Street, Winterset, IA 50273

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

Madison County Realty, 65 Jefferson, Winterset, IA 50273

**Grantors:**

Exchange State Bank

**Grantees:**

Debora D. Messer

**Legal description:**

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



**WARRANTY DEED  
(CORPORATE/BUSINESS ENTITY GRANTOR)**

For the consideration of -----\$88,500.00----- Dollar(s) and other valuable consideration, Exchange State Bank, a(n) corporation organized and existing under the laws of Iowa does hereby Convey to Debora D. Messer

the following described real estate in MADISON County, Iowa:  
Lot Two (2) in Block Six (6) of West Addition to the Town of Winterset, Madison County, Iowa.

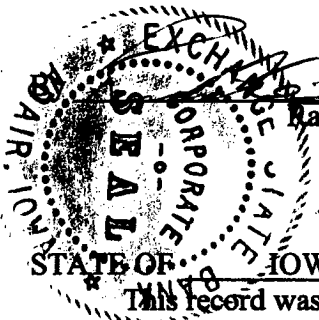


The grantor hereby covenants with grantees, and successors in interest, that it holds the real estate by title in fee simple; that it has good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances, except as may be above stated; 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 singular or plural number, according to the context.

Dated on 5-26-2017.

Exchange State Bank, a(n) corporation



Randal G. Baird, President

By Brandy Rudy, Vice President

STATE OF IOWA, COUNTY OF ADAIR

This record was acknowledged before me on 5-26-2017, by Randal G. Baird and Brandy Rudy as President and Vice President, respectively of Exchange State Bank



Debra J. Lemke  
Signature of Notary Public