



Document 2018 3153

Book 2018 Page 3153 Type 03 001 Pages 2
Date 9/28/2018 Time 4:02:22PM
Rec Amt \$12.00 Aud Amt \$5.00
Rev Transfer Tax \$80.80
Rev Stamp# 410
LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

INDX
ANNO
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CHEK

**SPECIAL WARRANTY DEED
Recorder's Cover Sheet**

1/2 x 2 \$51,000

Preparer Information: (name, address and phone number)

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

Taxpayer Information: (name and complete address)

T & S Property Services, LLC, 1459 White Pole Road, Adair, IA 50002

Return Document To: (name and complete address)

Mark L. Smith, POB 230, Winterset, IA 50273

Grantors:

Exchange State Bank

Grantees:

T & S Property Services, LLC

Legal Description: See Page 2

SPECIAL WARRANTY DEED

For the consideration of -----\$51,000.00----- Dollar(s) and other valuable consideration, Exchange State Bank do hereby Convey to T & S Property Services, LLC the following described real estate in MADISON County, Iowa:

The East 54 feet of Lot One (1) in Block Two (2) of Center Addition to Winterset, Madison County, Iowa.



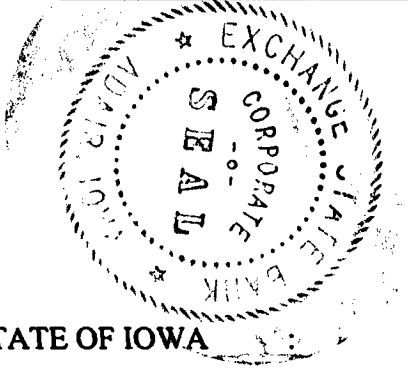
This Special Warranty Deed is given in partial satisfaction of a certain Real Estate Installment Contract dated December 1, 2009, from Exchange State Bank as Seller, to T & S Property Service, LLC, which was recorded December 14, 2009, in Book 2009, Page 3746 of the Recorder's Office of Madison County, Iowa.

This Deed represents fulfillment of the aforementioned Contract in its entirety.

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: 9-21-18



EXCHANGE STATE BANK

By [Signature]
Randal G. Baird, President

By [Signature]
Brandy Rudy, Vice President

STATE OF IOWA :
COUNTY OF ADAIR :

This instrument was acknowledged before me on the 21st day of September, 2018, by Randal G. Baird and Brandy Rudy, as President and Vice President of Exchange State Bank.

[Signature]
Notary Public in and for State of Iowa

