



Document 2021 2656

Book 2021 Page 2656 Type 03 001 Pages 2

Date 6/28/2021 Time 12:00:49PM

Rec Amt \$12.00 Aud Amt \$5.00

INDX

Rev Transfer Tax \$191.20

ANNO

Rev Stamp# 293 DOV# 291

SCAN

LISA SMITH, COUNTY RECORDER

CHEK

MADISON COUNTY IOWA

WARRANTY DEED JOINT TENANCY

Recorder's Cover Sheet

120,000

LSB109685

Preparer Information: Mark L. Smith, 101 1/2 W. Jefferson, Winterset, IA 50273, Phone:
515-462-3731

¹/₂ **Taxpayer Information:** Brandon Baker and Sarah Baker, 201 NE 44th Street, #302, Ankeny,
IA 50023

✓ **Return Document To:** Mark L. Smith, 101 1/2 W. Jefferson, Winterset, Iowa 50273

Grantors: Nicholas E. Mescher and Paige Mescher

Grantees: Brandon Baker and Sarah Baker

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED JOINT TENANCY

For the consideration of One Hundred Twenty Thousand Dollar(s) and other valuable consideration, Nicholas E. Mescher and Paige Mescher, husband and wife, do hereby Convey to Brandon Baker and Sarah Baker, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Madison County, Iowa:

Parcel "C", located in Southwest Quarter (1/4) of the Southeast Quarter (1/4) of Section Thirty-one (31), Township Seventy-six (76) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, containing 11.00 acres, as shown in Plat of Survey filed in Book 2021, Page 2252 on June 2, 2021, in the Office of the Recorder of Madison County, Iowa.

Grantors do Hereby Covenant with grantees, and successors in interest, that grantors hold the real estate by title in fee simple; that they have 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 grantors Covenant to Warrant and Defend the real estate against the lawful claims of all persons 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.

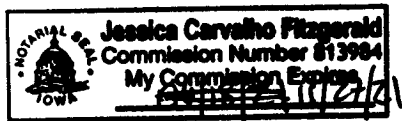
Dated: 6-18-21

Nicholas E. Mescher
Nicholas E. Mescher, Grantor

Paige Mescher
Paige Mescher, Grantor

STATE OF IOWA, COUNTY OF Polk

This record was acknowledged before me on June 18th 2021 by Nicholas E. Mescher and Paige Mescher.



J. Fitzgerald
Signature of Notary Public