



Document 2021 391

Book 2021 Page 391 Type 03 001 Pages 1
Date 2/01/2021 Time 11:48:06AM
Rec Amt \$7.00 Aud Amt \$5.00
Rev Transfer Tax \$301.60
Rev Stamp# 35 DOV# 38

INDX
ANNO
SCAN
CHEK

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA



WARRANTY DEED

Return to: Mark L. Smith, 101 1/2 W. Jefferson, PO Box 230, Winterset, Iowa 50273
Taxpayer: Mark Edward Baudler, 421 Oak Tree Drive, Winterset, IA 50273
Preparer: Mark L. Smith, 101 1/2 W. Jefferson, PO Box 230, Winterset, Iowa 50273, Phone:
(515) 462-3731

3 For the consideration of ---\$188,875.00--- Dollar(s) and other valuable consideration, Benjamin J. Baker, single person do hereby Convey to Mark Edward Baudler the following described real estate in Madison County, Iowa: Lot 8B of Arbor Park, Plat Two (2), an Addition to the City of Winterset, 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.

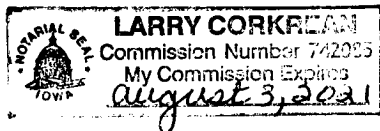
Dated on January 27, 2021

[Signature]
Benjamin J. Baker (Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on January 27, 2021, by Benjamin J. Baker



[Signature]
Signature of Notary Public