

CONSIDERATION \$435,000

**BK: 2021 PG: 4971
Recorded: 12/7/2021 at 11:44:04.0 AM
Pages 3
County Recording Fee: \$27.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$30.00
Revenue Tax: \$695.20
LISA SMITH RECORDER
Madison County, Iowa**

**WARRANTY DEED JOINT TENANCY
Recorder's Cover Sheet**

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

Taxpayer Information: Brett Baker and Lindsay Baker, 1527 Prairieview Avenue, Van Meter,
IA 50261

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

Grantors: Loni L. Nehring-Crews

Grantees: Brett Baker and Lindsay Baker

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED JOINT TENANCY

For the consideration of Four Hundred Thirty-Five Thousand Dollar(s) and other valuable consideration, Loni L. Nehring-Crews, single, does hereby Convey to Brett Baker and Lindsay Baker, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Madison County, Iowa:

See attached legal description

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.

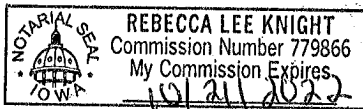
Dated: Dec. 3rd 2021

Loni L. Nehring-Crews
Loni L. Nehring-Crews, Grantor

STATE OF IOWA, COUNTY OF Madison

This record was acknowledged before me on 12/31/2021 by Loni L. Nehring-Crews.

Rebecca Lee Knight
Signature of Notary Public



Parcel "A" located in the Southwest Quarter (1/4) of the Southeast Quarter (1/4) of Section Thirty-three (33), Township Seventy-six (76) North, Range Twenty-seven (27) West, in the Northwest Quarter (1/4) of the Northeast Quarter (1/4) and in the Northeast Quarter (1/4) of the Northwest Quarter (1/4) of Section Four (4), Township Seventy-Five (75) North, Range Twenty-seven (27) West of the 5th Principal Meridian, Madison County, Iowa, containing 26.974 acres, as shown in Plat of Survey filed in Book 2, Page 609 on August 30, 1995, in the Office of the Recorder of Madison County, Iowa, AND Parcel "B" located in the Northeast Fractional Quarter (1/4) of the Northwest Quarter (1/4) of Section Four (4), Township Seventy-five (75), Range Twenty-seven (27), West of the 5th P.M. Madison County, Iowa, containing 7.000 acres, as shown in Plat of Survey filed in Book 2, Page 652 on March 6, 1996, in the Office of the Recorder of Madison County, Iowa.

AND,

Parcel "B" located in the Southwest Quarter (1/4) of the Southeast Quarter (1/4) of Section Thirty-three (33), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th Principal Meridian, Madison County, Iowa, containing 12.523 acres, as shown in Plat of Survey filed in Book 2, Page 610 on August 30, 1995, in the Office of the Recorder of Madison County, Iowa.