

BK: 2021 PG: 5266  
Recorded: 12/29/2021 at 10:31:00.0 AM  
Pages 2  
County Recording Fee: \$22.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$25.00  
Revenue Tax: \$128.80  
LISA SMITH RECORDER  
Madison County, Iowa

Prepared by/Return To: Kathleen Law, 700 Walnut, Suite 1600, Des Moines, IA 50309; 515-283-3116  
Taxpayer: R. Edward Baur Corporation, 1484 McBride Road, Van Meter, IA 50261



**WARRANTY DEED**

For the consideration of One Dollar(s) and other valuable consideration, **James McBride Larson and Angelia Jurgens Larson**, husband and wife do hereby Convey to **R. Edward Baur Corporation**, an Iowa corporation, the following described real estate in Madison County, Iowa:

ALL OUR UNDIVIDED INTEREST IN AND TO:

The Northeast Quarter (1/4) of the Northwest Quarter (1/4) and the Northwest Quarter (1/4) of the Northeast Quarter (1/4) of Section One (1) in Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa,

AND

The North Half (1/2) of the Southeast Quarter (1/4); the Southwest Quarter (1/4) of the Southeast Quarter (1/4); the South Half (1/2) of the Northeast Quarter (1/4); the East Half (1/2) of the Southwest Quarter (1/4); and all that part of the Northwest Quarter (1/4) of the Southwest Quarter (1/4) lying East of the Public Highway and all that part of the Southwest Quarter (1/4) of the Northwest Quarter (1/4) which lies East of the middle of the old channel of North River and East of said Public Highway and all that part of the East Half (1/2) of the Northwest Quarter (1/4) lying South of the old channel of North River; all in Section Thirty-six (36), Township Seventy-seven (77) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa.

THE ABOVE REAL PROPERTY HAS ALSO BEEN DESCRIBED AS THE FOLLOWING:

The Northeast Quarter (1/4) of the Northwest Quarter (1/4) and the Northwest Quarter (1/4) of the Northeast Quarter (1/4) of Section One (1) in Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5<sup>th</sup> P.M., Madison County, Iowa;

And

The North Half (1/2) of the Southeast Quarter (1/4); Southwest Quarter (1/4) of the Southeast Quarter (1/4); the South Half (1/2) of the Northeast Quarter (1/4); the Northeast

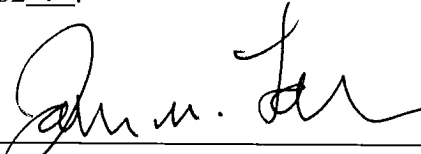
Quarter (1/4) of the Southwest Quarter (1/4); the Southeast Quarter (1/4) of the Southwest Quarter (1/4); the Northwest Quarter (1/4) of the Southwest Quarter except the West 25.16 acres and 1.02 acres-of road; the portion of the East Half (1/2) of the Northwest Quarter (1/4) which lies South of the old channel of North River, and the East part of the Southwest Quarter (1/4) of the Northwest Quarter (1/4) which lies South of the old channel of North River; all in Section Thirty-six (36), Township Seventy-seven (77) North, Range Twenty-seven (27) West of the 5<sup>th</sup> P.M., Madison County, Iowa.

Subject to easements, covenants, restrictions, and plats of record.

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: December 21, 2021.




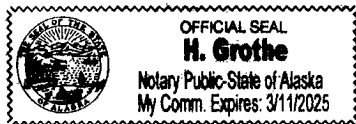
James McBride Larson, Grantor



Angelia Jurgens Larson, Grantor

STATE OF Alaska, COUNTY OF Matanuska-Susitna

This record was acknowledged before me on December 21, 2021 by James McBride Larson and Angelia Jurgens Larson, husband and wife.

  
Signature of Notary Public

11063584