



Document 2022 3389

Book 2022 Page 3389 Type 03 001 Pages 2

Date 11/21/2022 Time 12:39:25PM

Rec Amt \$12.00 Aud Amt \$10.00 INDX

Rev Transfer Tax \$410.40 ANNO

Rev Stamp# 450 DOV# 442 SCAN

LISA SMITH, COUNTY RECORDER CHEK
MADISON COUNTY IOWA

\$256,662

**WARRANTY DEED
(CORPORATE GRANTOR)
Recorder's Cover Sheet**

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

¹
3 **Taxpayer Information:** Andy Radke and Tina Kovalik, 209 Feller Curve, Van Meter, IA 50261

E ✓ **Return Document To:** Andy Radke, 209 Feller Curve, Van Meter, IA 50261

Grantors: Baur Farms, Inc.

Grantees: Andy Radke and Tina Kovalik

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



**WARRANTY DEED
(CORPORATE GRANTOR)**

For the consideration of Two Hundred Fifty-Six Thousand Six Hundred Sixty-Two Dollar(s) and other valuable consideration, Baur Farms, Inc., a corporation organized and existing under the laws of Iowa, does hereby Convey to Andy Radke and Tina Kovalik, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Madison County, Iowa:

An undivided one-half interest in and to: Parcel "F" located in the Southwest Quarter (1/4) of the Southwest Quarter (1/4) of Section Twenty-seven (27) AND the East Half (1/2) of the Southeast Quarter (1/4) of Section Twenty-eight (28), ALL in Township Seventy-seven (77) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, containing 52.38 acres, as shown in Plat of Survey filed in Book 2022, Page 3075 on October 21, 2022, in the Office of the Recorder of Madison County, Iowa.



There is no known private burial site, well, solid waste disposal site, underground storage tank, hazardous waste, or private sewage disposal system on the property as described in Iowa Code Section 558.69, and therefore the transaction is exempt from the requirement to submit a groundwater hazard statement.

The Corporation hereby covenants with grantees, and successors in interest, that it holds the real estate by title in fee simple; that it has 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 it covenants to Warrant and Defend the real estate against the lawful claims of all persons, except as may be above stated.

Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, according to the context.

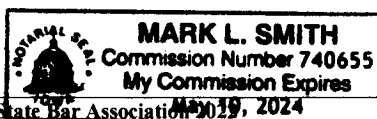
Dated: 11/18/2022

Baur Farms, Inc., an Iowa corporation

By *James M. Baur*
James M. Baur, President

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on 11/18/2022,
by James M. Baur, as President, of Baur Farms, Inc. a corporation.



Mark L. Smith
Signature of Notary Public