



Document 2023 1356

Book 2023 Page 1356 Type 03 001 Pages 2
Date 6/13/2023 Time 2:18:14PM
Rec Amt \$12.00 Aud Amt \$5.00

INDX
ANNO
SCAN

BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

Prepared By: Michael G. Glosniak, Attorney at Law
Duggan Bertsch, LLC
303 W. Madison #1000, Chicago, IL 60606
312-263-8600

Send Tax Statement To: 4419 Oakwood Lane, West Des Moines, Iowa 50264 (*AbbySue Farms, LLC*) *cc*
Return Document To: Duggan Bertsch, LLC, 303 W. Madison #1000, Chicago IL 60606

WARRANTY DEED

For and in consideration of ONE DOLLAR (\$1.00) in hand paid, and other valuable consideration, the receipt and sufficiency whereof is hereby acknowledged, **Robert F. Baur and Caroline C. Baur**, husband and wife, of 4419 Oakwood Lane, West Des Moines, IA 50265 (“GRANTORS”) do hereby Convey unto **AbbySue Farms, LLC, an Iowa limited liability company**, of 4419 Oakwood Lane, West Des Moines, IA 50625 (“GRANTEE”), all of Grantors’ interest in the following described real estate in Madison County, Iowa:

The Northwest Quarter (1/4) and the West Three-fourths (W 3/4) of the North Half (N1/2) of the Northeast Quarter (1/4); the Northeast Quarter (1/4) of the Southwest Quarter (1/4), except a tract commencing 10 rods and 14½ feet North of the Southwest Corner thereof, thence South to the Southwest Corner thereof, thence East 80 rods, thence North 3 rods 14½ feet, thence West to a point 6 rods 4½ feet East of the West line thereof, thence Northwest 9 rods 12½ feet to the point of beginning; AND a tract of land commencing 866 feet West of the Northeast Corner of the Northwest Quarter (1/4) of the Southwest Quarter (1/4), thence East to the Northeast Corner thereof, thence South 837 feet, thence Northwest to the point of beginning and containing 8.43 acres; AND a tract of land commencing at the Northwest Corner of the Southwest Quarter (1/4) of the Northeast Quarter (1/4), thence East 61 rods and 2 feet, thence Southwesterly to a point 71 rods South of the point of beginning, thence North 71 rods to the point of beginning; ALL IN Section Twenty-five (25), Township Seventy-seven (77) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa.

AND the Grantors do hereby covenant with Grantee, and successors in interest, that Grantors hold this real estate by title in fee simple; that Grantors 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 my be above stated. Each of the undersigned releases all rights of dower, homestead and distributive share in and to the real estate described above. Words and phrases herein, including the acknowledgment, shall be construed as in the singular or plural number and as masculine, feminine or neuter gender, according to the context.

This deed is for the purpose of transferring real property for estate planning purposes, where the deed is given for consideration less than \$500.00 and is therefore exempt under Iowa Real Estate Transfer Tax, 428A.2(21).

IN WITNESS HEREOF, Grantors have caused this Warranty Deed to be executed this 24 day of April, 2023.

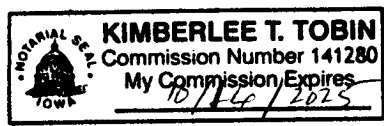
GRANTORS:

Robert F. Baur
Robert F. Baur

Caroline C. Baur
Caroline C. Baur

STATE OF IOWA)
)
COUNTY OF Polk)

This Warranty Deed was subscribed, acknowledged and sworn to before me this 24th day of April 2023, by Robert F. Baur and Caroline C. Baur.



Kimberlee T. Tobin
Notary Public in and for said State and County
My Commission Expires: 10/16/2025