



Document 2023 1358

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Book 2023 Page 1358 Type 03 001 Pages 2

Date 6/13/2023 Time 2:19:55PM

Rec Amt \$12.00 Aud Amt \$10.00

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

EV ✓

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’ undivided one-half (1/2) interest as tenants-in-common in the following described real estate in Madison County, Iowa:

The Northeast Quarter (1/4) of the Northeast Quarter (1/4) of Section Five (5), EXCEPT Parcel “A” located in the Northeast Quarter (1/4) of the Northeast Quarter (1/4) of said Section Five (5), containing 3.00 acres, as shown in Plat of Survey filed in Book 3, Page 22 on June 18, 1997, in the Office of the Recorder of Madison County, Iowa AND EXCEPT that part conveyed to State of Iowa for highway purposes in Warranty Deed filed in Book 94, Page 362 on October 10, 1966, AND the Fractional Northwest Quarter (1/4) of the Northwest Quarter (1/4) and the Northeast Fractional Quarter (1/4) of the Northwest Quarter (1/4) of Section Four (4), EXCEPT a tract described as follows: Commencing at the Northeast Corner of said Northeast Quarter (1/4) of the Northwest Quarter (1/4) thence South 250 feet, thence West 700 feet, thence North 250 feet, thence East 700 feet to the Place of Beginning; AND EXCEPT that part thereof deeded to State of Iowa for highway purposes; ALL in Township Seventy-five (75) North, Range Twenty-eight (28) 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 24th day of April, 2023.

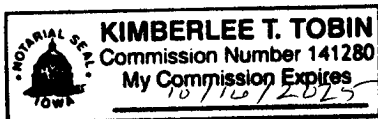
GRANTORS:

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