



Document 2023 1360

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Date 6/13/2023 Time 2:20:57PM

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 (*Abby Sue Farms, LLC*) *CC*

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

Lot One (1) of Fletcher Subdivision located in the Northeast Fractional Quarter (1/4) of the Northeast Quarter (1/4) of Section Two (2) and the Northwest Fractional Quarter (1/4) of the Northwest Quarter (1/4) of Section One (1), all in Township Seventy-six (76) 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 24th day of April, 2023.

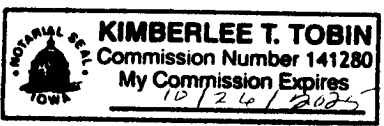
GRANTORS:

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