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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*

EV **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, **Caroline Baur and Robert F. Baur**, a married couple, 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 Grantor’s undivided two-eighteenth (2/18) interest as tenant-in-common in the following described real estate in Madison County, Iowa:

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.

AND the Grantor does hereby covenant with Grantee, and successors in interest, that Grantor holds this real estate by title in fee simple; that Grantor 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 Grantor covenants to Warrant and Defend the real estate against the lawful claims of all persons, except as may 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, Grantor has caused this Warranty Deed to be executed this 23rd day of May, 2023.

GRANTORS:

Caroline Baur
Caroline Baur

Robert F. Baur
Robert F. Baur

STATE OF IOWA)
)
COUNTY OF POLE)



This Warranty Deed was subscribed, acknowledged and sworn to before me this 23 day of May 2023, by Caroline Baur and Robert F. Baur.

Emily Leonard
Notary Public in and for said State and County
My Commission Expires: 3/5/24