

**\$11,000.00**

BK: 2023 PG: 2896  
Recorded: 11/29/2023 at 8:53:22.0 AM  
Pages 3  
County Recording Fee: \$22.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$25.00  
Revenue Tax: \$16.80  
BRANDY L. MACUMBER, RECORDER  
Madison County, Iowa

**WARRANTY DEED**

**Recorder's Cover Sheet**

**Preparer Information:** David L. Ginger  
Belin McCormick, P.C.  
666 Walnut Street, Suite 2000  
Des Moines, Iowa 50309  
Phone: (515) 283-4668

**Taxpayer Information:** R. Edward Baur Corporation  
4419 Oakwood Lane  
West Des Moines, Iowa 50265

**Return Document To:** Preparer

<b>Grantor:</b>	<b>Grantee:</b>
Zachary D. Watters	R. Edward Baur Corporation

**Legal Description:** See Page 2

**Document or instrument number of previously recorded documents:** N/A

## WARRANTY DEED

For the consideration of One Dollar (\$1.00) and other valuable consideration, Zachary D. Watters, an unmarried person, does hereby Convey and Warrant to R. Edward Baur Corporation, an Iowa corporation, the following described real estate in Madison County, Iowa:

Parcel 'D' as described in Plat of Survey filed in the Office of the Recorder in and for Madison County, Iowa on October 26, 2023 in Book 2023 Page 2632 being a part of Parcel "J" in the Fractional Northeast Quarter of the Northeast Quarter of Section 2, Township 76 North, Range 27 West of the 5th P.M., as shown on the Plat of Survey filed in Book 2008, Page 277, in the Office of the Recorder in and for Madison County, Iowa.

Subject to easements, covenants and restrictions of record and subject to existing roadway.

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 grantor hereby covenants with grantee, and successors in interest, that he holds the real estate by title in fee simple; that he 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 stated above; and he 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 hereby relinquishes all rights of dower, homestead and distributive share in and to the real estate.

Dated this 26 day of November, 2023.

**[One (1) Signature Page Follows]**

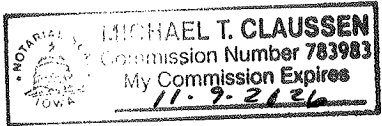
Signature Page – Warranty Deed

Zachary D. Watters  
Zachary D. Watters

STATE OF IOWA )  
 )SS:  
COUNTY OF Warren )

This record was acknowledged before me on this 26 day of November, 2023, by Zachary D. Watters, an unmarried person.

Michael T. Clausen  
Notary Public in and for the said county and state



(4340936.1)