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Rev Transfer Tax \$506.40
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MICHELLE "MICKI" UTSLER, COUNTY RECORDER
MADISON IOWA

COMPUTER ☒
RECORDED ☒
COMPARED ☐

Preparer Information John E. Casper, 223 E. Court Avenue, Winterset, (515) 462-4912

Individual's Name

Street Address

City

Phone



Address Tax Statement:

317,000.00

Robert F. Baur & Caroline Baur
James M. Baur & Margaret A. Baur
1484 McBride Road
Van Meter, Iowa 50261

SPACE ABOVE THIS LINE
FOR RECORDER

WARRANTY DEED

For the consideration of Three Hundred Seventeen Thousand and No Cents-----(\$317, 000.00)
Dollar(s) and other valuable consideration,
Harold Phillip Libby and Sharon A. Libby, Husband and Wife

do hereby Convey to

James M. Baur and Margaret A. Baur, Husband and Wife, as to an undivided one-half (1/2) interest; and Robert F. Baur and Caroline Baur, Husband and Wife, as to an undivided one-half (1/2) interest

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,

MCA

This Deed is in fulfillment of the Real Estate Contract dated February 20, 2004 and filed for record with the Madison County Recorder's Office on March 16, 2004 in Record Book 2004 at Page 1132. This deed corrects and supersedes the legal description of the real estate contained in the above referenced Real Estate Contract.

Grantors do Hereby Covenant with grantees, and successors in interest, that grantors hold the real estate by title in fee simple; that they 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 may be above stated. Each of the undersigned hereby relinquishes all rights of dower, homestead and distributive share in and to the real estate.

Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

STATE OF IOWA

Dated: April 12, 2004

MADISON COUNTY,

SS:

On this 12th day of April,
2004, before me, the undersigned, a Notary Public in and for said State, personally appeared
Harold Phillip Libby and Sharon A. Libby

Harold Phillip Libby (Grantor)

Sharon A. Libby (Grantor)

to me known to be the identical persons named in and who executed the foregoing instrument and acknowledged that they executed the same as their voluntary act and deed.

John E. Casper
Notary Public

(This form of acknowledgment for individual grantor(s) only)



JOHN E. CASPER
COMMISSION # 100317
MY COMMISSION EXPIRES
May 5, 2005

(Grantor)