

ENTERED FOR RECORDED  
THIS 24 DAY OF May 2004  
Jean W. Welch  
Debbie Corkran  
DEPUTY RECORDER

MICHELLE "MICKI" UTSLER, COUNTY RECORDER  
MADISON IOWA

Preparer

Information Thomas D. Leahy, 801 Grand Avenue, Suite 3700, Des Moines, Iowa 50309, (515) 246-5830  
Individual's Name Street Address City Phone

Thomas D. Leahy ISBA # PK 0017869

SPACE ABOVE THIS LINE  
FOR RECORDER

Address Tax Statement:  Sonja Martin, 1539 190<sup>th</sup> Street, Winterset, Iowa 50273

COMPUTER	<input checked="" type="checkbox"/>
RECORDED	<input checked="" type="checkbox"/>
COMPARED	<input type="checkbox"/>

### WARRANTY DEED

For the consideration of One (1.00) Dollar(s) and other valuable consideration, **Florence Sonneve Martin** and **Thomas A. Baty**, husband and wife do hereby Convey to **Florence Sonneve Martin** and **Sonja Diane Martin**, as Joint Tenants with full right of survivorship the following described real estate in Madison County, Iowa:

Parcel "C" in the Southeast Quarter (SW 1/4) of the Southwest Quarter (SW 1/4) of Section Thirteen (13), Township Seventy-six (76) North, Range Twenty-nine (29) West of the 5<sup>th</sup> P.M. Madison County, Iowa more particularly described as follows: Commencing at the South Quarter Corner of Section Thirteen (13), Township Seventy-six (76) North, Range Twenty-nine (29) West of the 5<sup>th</sup> P.M. Madison County, Iowa thence South 89°48'47" West 20.00 feet along the South Line of the Southwest Quarter (SW 1/4) of said section thirteen (13) to the point of beginning; thence continuing South 89°48'47" West 948.17 feet along the South line of said Southwest Quarter (SW 1/4); thence North 01°16'50" West 346.00 feet; thence North 86°30'22" East 193.29 feet; thence South 87°20'00" East 44.57 feet; thence North 34°00'19" East 42.36 feet; thence North 89°03'29" east 259.94 feet; thence South 00°13'26" West 32.00 feet; thence North 89°30'22" East 431.19 feet; thence South 00°36'01" east 363.65 feet to the point of beginning containing 8.032 acres including 1.018 acres of County Road right-of-way.

**Thomas A. Baty joins in this deed in order to release any dower interest or claim he may have in the above property.**

**This deed is between mother and daughter without actual consideration and is exempt from revenue pursuant to 428A.2(11).**

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.

Dated: 05/22/04

Florence Sonnev Martin  
Florence Sonnev Martin (Grantor)

Thomas A. Baty  
Thomas A. Baty (Grantor)

STATE OF IOWA, Madison COUNTY, ss:

On this 22nd day of May 2004, before me, the undersigned, a Notary Public in and for said State, personally appeared **Florence Sonnev Martin** and **Thomas A. Baty**, husband and wife, 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.



Dorothea Holmquist  
, Notary Public