

REAL ESTATE TRANSFER  
TAX PAID 2  
STAMP #  
279, 20  
Michelle Utaler  
RECORDER  
7-1-02 Madison  
DATE COUNTY

REC \$ 5<sup>00</sup>  
AUD \$ 5<sup>00</sup>  
R.M.F. \$ 1<sup>00</sup>

COMPUTER   
RECORDED   
COMPARED

FILED NO. 003200  
BOOK 2002 PAGE 3200  
2002 JUL -1 PM 2:56  
(2:56 PM)  
MICKI UTSLER  
RECORDER  
MADISON COUNTY, IOWA

Preparer Information  Hopkins & Huebner, P.C., 1009 Main Street, P.O. Box 99, Adel, IA 50003, (515) 993-4545  
Individual's Name Street Address City Phone



Address Tax Statement : James M. Baur, 1484 McBride Road, Van Meter, IA 50310

SPACE ABOVE THIS LINE  
FOR RECORDER

\$ 175,000.<sup>00</sup>

**WARRANTY DEED - JOINT TENANCY**

For the consideration of One (\$1.00)  
Dollar(s) and other valuable consideration,  
Robert F. Baur and Carolyn C. Baur, husband and wife,

do hereby Convey to  
James M. Baur and Margaret A. Baur, husband and wife,

as Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described real estate in Madison County, Iowa:

The West 320 feet of the North 550 feet of the Southwest Quarter (SW 1/4) of the Southwest Quarter (SW 1/4) of Section Twenty-six (26), Township Seventy-seven (77) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa.

This deed is subject to all of the provisions of the Residential Purchase Agreement executed by the Sellers herein on May 16, 2002 and by the Buyers herein on May 19, 2002 and recorded in Book 2002 at Page 3151 in the office of the Madison County Recorder, Madison County, Iowa, and especially Paragraph 22 "Acknowledgement and Hold Harmless Clause" and to Paragraph 23 "Offer of First Refusal to Purchase" which provisions and all other provisions of said agreement survive the "closing" of this transaction.

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: June 26, 2002

POLK COUNTY, ss: Robert F. Baur

On this 26th day of June, 2002, before me, the undersigned, a Notary Public in and for said State, personally appeared Robert F. Baur and Carolyn C. Baur, husband and wife,  
Robert F. Baur (Grantor)

Carolyn C. Baur  
Carolyn C. Baur (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. \_\_\_\_\_ (Grantor)

Sarah J. Keller  
Notary Public \_\_\_\_\_ (Grantor)

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

