

REAL ESTATE TRANSFER
TAX PAID 35
 STAMP #
 \$ 187.20
 Michelle Utzler
 RECORDER
 6-17-02 Madison
 DATE COUNTY

REC \$ 5.00
 AUD \$ 5.20
 R.M.F. \$ 1.00

COMPUTER
 RECORDED
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FILED NO. **002930**
 BOOK 2002 PAGE 2930
 (page 2930)
 2002 JUN 17 PM 3:10
 (3:10 PM)
 MICKI UTSLER
 RECORDER
 MADISON COUNTY, IOWA

Preparer Information Jerrold B. Oliver, P.O. Box 230, Winterset, Iowa 50273, (515) 462-3731

Individual's Name Street Address City Phone

Address Tax Statement: Tim and Angie Baker
 2895 Woodland, Truro, IA 50257

SPACE ABOVE THIS LINE
FOR RECORDER



\$ 117,500.00

WARRANTY DEED - JOINT TENANCY

For the consideration of ONE HUNDRED SEVENTEEN FIVE HUNDRED
 Dollar(s) and other valuable consideration,
THOMAS C. BAIN, Single,

do hereby Convey to
TIM BAKER and ANGELA M. BAKER,

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

Parcel "A" located in the Northeast Quarter (1/4) of the Southeast Quarter (1/4) of Section Two (2),
 Township Seventy-four (74) North, Range Twenty-six (26) West of the 5th P.M., Madison County,
 Iowa, as shown in Plat of Survey filed in Book 3, Page 193 on March 11, 1998, in the Office of the
 Recorder of Madison County, Iowa



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 _____, ss:

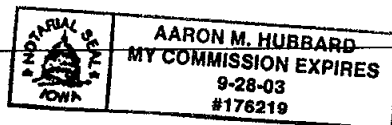
Dated: 6-14-02

Polk COUNTY,
 On this 14th day of June,
02, before me, the undersigned, a Notary
 Public in and for said State, personally appeared
Thomas C. Bain

Tom B.
 Thomas C. Bain (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)



 (Grantor)

[Signature]

 (Grantor)

Notary Public

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