

REAL ESTATE TRANSFER
TAX PAID 27
STAMP #
\$ 285.60
RECORDED
4-16-03
DATE COUNTY

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

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FILED NO.
BOOK 2003 PAGE 2197
(PAGE 2197)
2003 APR 16 PM 3:02
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MICKI UTSLER
RECORDER
MADISON COUNTY, IOWA

Preparer Information Samuel H. Braland, 115 E. First Street, P.O. Box 370, Earlham, Iowa 50072 (515) 758-2267
Individual's Name Street Address City Phone

Address tax statement: Paul F. & Kelly J. Cain, 2391 Osage Drive, Winterset, Iowa 50273

SPACE ABOVE THIS LINE FOR RECORDER



WARRANTY DEED - JOINT TENANCY

For the consideration of ---One Hundred Seventy-nine Thousand Two Hundred Thirty-nine Dollar(s) and other valuable consideration,
DOUGLAS B. BAADE and MICHELE M. BAADE, husband and wife,

do hereby Convey to
PAUL F. CAIN and KELLY J. CAIN, 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:

Parcel "B" in the Southeast Quarter of Section 32, Township 75 North, Range 27 West of the 5th P.M., Madison County, Iowa more particularly described as follows: Commencing at the Southeast Corner of Section 32, Township 75 North, Range 27 West of the 5th P.M., Madison County, Iowa, thence North 00°03'06" West 265.84 feet along the East line of the Southeast Quarter of said Section 32 to the Point of Beginning; thence North 88°44'22" West 490.56 feet along the North line of Parcel "A", thence North 85°05'19" West 259.24 feet along the North line of Parcel "A"; thence North 86°23'44" West 363.99 feet along the North line of Parcel "A"; thence South 00°15'46" West 270.83 feet along the West line of Parcel "A" to a point on the North right-of-way line of Peru Road; thence South 89°49'31" West 309.09 feet along said North right-of-way line; thence North 00°21'54" East 2588.75 feet to a point on the North line of said Southeast Quarter; thence South 89°55'06" East 1403.69 feet to the East Quarter Corner of said Section 32; thence South 00°03'06" East 2374.80 feet to the Point of Beginning containing 77.930 acres.

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, 2003

MADISON COUNTY, ss:

On this 2nd day of April, 2003, before me, the undersigned, a Notary Public in and for said State, personally appeared Douglas B. Baade and Michele M. Baade

Douglas B. Baade
Douglas B. Baade (Grantor)

Michele M. Baade
Michele M. Baade (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)

Kenneth M. Flaherty
KENNETH M. FLAHERTY
Commission Number 156552
My Commission Expires 6-21-2005
Notary Public (Grantor)

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

✓ WJM