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Official Form No. 103 - January 2006

David L. Wetsch ISBA # 5958

FOR THE LEGAL EFFECT OF THE USE OF  
THIS FORM, CONSULT YOUR LAWYER

Return Document to: David L. Wetsch, 974 - 73rd Street, Suite 20, Des Moines, IA 50312, Phone: (515) 223-6000

Preparer Information: David L. Wetsch, 974 - 73rd Street, Suite 20, Des Moines, IA 50312, Phone: (515) 223-6000

Address Tax Statement: Michael and Darla Miller, 1736 210th Street, Winterset, IA 50273



**WARRANTY DEED - JOINT TENANCY**

SATC

#129,000.00

For the consideration of One (\$1.00) Dollar(s) and other valuable consideration,

Malissa K. Marquardt n/k/a ~~Malissa~~ K. Bauer and Michael E. Bauer, wife and husband.

Malissa

do hereby Convey to

Michael D. Miller and Darla J. Miller, 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:

See I in Addendum

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: 8-17-06

*Malissa K. Bauer*

Malissa K. Bauer f/k/a Marquardt (Grantor)

*Michael E. Bauer*

Michael E. Bauer (Grantor)

(Grantor)

(Grantor)

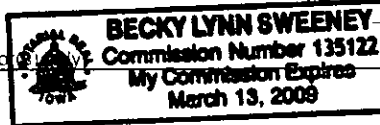
STATE OF IOWA COUNTY OF

This instrument was acknowledged before me on 8-17 2006 by Malissa K. Bauer f/k/a Malissa K. Marquardt, and Michael E. Bauer, wife and husband

*Becky Lynn Sweeney*

Notary Public

(This form of acknowledgment for individual grantor)



## Addendum

1. A parcel of land in the Northeast Quarter (1/4) of the Northwest Quarter (1/4) of Section Thirty-two (32), in Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, more particularly described as: Commencing at the Northwest corner of Section Thirty-two (32), in Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, thence along the North line of said section on an assumed bearing of North 90°00'00" East, 1516.18 feet to the Point of Beginning, thence South 00°04'12" West 353.20 feet, thence South 89°57'19" East 200.17 feet, thence North 00°04'12" East 353.36 feet to the North line of said section, thence North 90°00'00" West 200.17 feet to the Point of Beginning, containing 1.623 acres, more or less including public road, and 1.470 acres, more or less excluding public road;

Subject to easements and restrictions of record.