



REC \$ 5.00
ADD \$ 5.00
TOTAL \$ 10.00

FILED NO. 771
BOOK 139 PAGE 421
98 AUG 12 PM 3:27
MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA

COMPUTER
RECORDED
COMPARED

Preparer Information James E. Van Werden, 1009 Main Street, Adel, (515) 993-4545
Individual's Name Street Address City Phone

SPACE ABOVE THIS LINE
FOR RECORDER



WARRANTY DEED

For the consideration of One and no/100 (\$1.00) including trade of like-kind property Dollar(s) and other valuable consideration,
Robert F. Baur and Caroline C. Baur, husband and wife,

do hereby Convey to
Ann Larson

the following described real estate in Madison County, Iowa:

All of my undivided one-sixth interest in and to:

The West One-Half (W $\frac{1}{2}$) of the Northeast Quarter (NE $\frac{1}{4}$); the East One-Half (E $\frac{1}{2}$) of the Northwest Quarter (NW $\frac{1}{4}$); and the East One-Half (E $\frac{1}{2}$) of the West One-Half (W $\frac{1}{2}$) of the Northwest Quarter (NW $\frac{1}{4}$); all in Section 10, Township 76 North, Range 27 West of the 5th P.M., Madison County, Iowa,
and

A tract of land beginning at the Northwest Corner of the Northeast Quarter (NE $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) of Section 10 in Township 76 North, Range 27 West of the 5th P.M., Madison County, Iowa, and running thence South 245 feet; thence East approximately 582 feet to the center of the public road as the same extends through said 40-acre tract; thence in a Northwesterly direction along the center of said road to the North line of said 40-acre tract; thence West approximately 186 feet to the point of beginning.

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 distributiv 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: 8-12-98

Madison COUNTY,
On this 12th day of August,
19 98, before me, the undersigned, a Notary Public in and for said State, personally appeared Robert F. Baur and Caroline C. Baur, husband and wife,

SS: Robert F. Baur
Robert F. Baur (Grantor)

Caroline C. Baur
Caroline 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)

James B. Nelson
James B. Nelson
Notary Public

(Grantor)

Acknowledgment for individual grantor(s) only
Commission expires 9-15-2000

