

THE IOWA STATE BAR ASSOCIATION  
Official Form No. 101

James E. Van Werden ISBA # 05754

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

REAL ESTATE TRANSFER  
TAX PAID 16  
STAMP #  
\$ 42.40  
Michelle Utzler  
RECORDER  
8-12-98 Madison  
DATE COUNTY

REC \$ 5.00  
AUD \$ 5.00  
H.M.F. \$ 1.00  
COMPUTER   
RECORDED   
COMPARED

FILED NO. 772  
BOOK 139 PAGE 422  
98 AUG 12 PM 3:29  
MICHELLE UTZLER  
RECORDER  
MADISON COUNTY, IOWA

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,  
Ann Larson and James A. Larson, wife and husband,

do hereby Convey to  
Robert F. Baur

the following described real estate in Madison County, Iowa:

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

The Northwest Quarter (NW<sup>1</sup>/<sub>4</sub>) of the Southwest Quarter (SW<sup>1</sup>/<sub>4</sub>) of Section 26,  
Township 77 North, Range 27 West of the 5th P.M., 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 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 MINNESOTA Dated: 8-11-98  
HENNERIN COUNTY, SS:  
On this 11th day of AUGUST,  
19 98, before me, the undersigned, a Notary Public in and for said State, personally appeared  
Ann Larson and James A. Larson, wife and husband,  
Ann Larson (Grantor)  
James A. Larson (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.  
Geraldine G Ronayne (Grantor)  
Notary Public (Grantor)

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

GERALDINE G RONAYNE  
NOTARY PUBLIC  
STATE OF MINNESOTA  
MY COMM EXPIRES JAN 31, 2000