

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 RECORDER
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8240
Michelle Utsler
1-4-99 Madison
COUNTY

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

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MICHELLE UTSLER
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 Fifty one thousand seven hundred and no/100 (\$51,700.00) Dollar(s) and other valuable consideration,

Karla E. Tillotson and Drew R. Tillotson, wife and husband,

do hereby Convey to
R. Edward Baur Corporation

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.

This deed is given in satisfaction of a certain contract dated Aug. 11, 1998, 1998, and filed for record in the Office of the Recorder of Madison County, Iowa, on Aug. 12, 1998, 1998, in Book 139 at Page 424, (which contract is duly merged herein) to and including the date of execution only all general warranties and covenants herein extend; thereafter, grantors warrant title only as against themselves and all parties claiming by, through or under said grantors or either of them.

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: August 11, 1998

POLK COUNTY, ss:

On this 11th day of August, 1998, before me, the undersigned, a Notary Public in and for said State, personally appeared Karla E. Tillotson and Drew R. Tillotson, wife and husband,

Karla E. Tillotson (Grantor)

Drew R. Tillotson (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)

SUZANNE GULGOT
MY COMMISSION EXPIRES
JANUARY 30, 2001
Notary Public

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