

4 65,000

REC \$ 5⁰⁰
AUD \$ 5⁰⁰
S.M.F. \$ 1⁰⁰
COMPUTER ✓
RECORDED ✓
COMPARED ✓

REAL ESTATE TRANSFER
TAX PAID 52
STAMP #
\$ 103.20
Michelle Utsler
RECORDER
5-21-98 Madison
DATE COUNTY

FILED NO. 4630
BOOK 139 PAGE 121
98 MAY 21 PM 1:39
MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA

IOWA REALTY CO.
3501 WESTOWN PARKWAY
WEST DES MOINES, IA 50266

PREPARED BY: MIDLAND ESCROW, 409 N. JEFFERSON, INDIANOLA, IA 50125 515-961-6810

SPACE ABOVE THIS LINE FOR RECORDER

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: In consideration of the sum of ONE Dollar and other good and valuable consideration, the receipt of which is hereby acknowledged, **GARY CARPENTER AND PEGGY CARPENTER, HUSBAND AND WIFE** hereby convey unto **DOUGLAS BAADE AND MICHELE BAADE, HUSBAND AND WIFE** AS JOINT TENANTS WITH FULL RIGHTS OF SURVIVORSHIP AND NOT AS TENANTS IN COMMON, the following described real estate, situated in MADISON County, Iowa:

THE WEST 37 1/2 ACRES OF THE SOUTHWEST QUARTER (1/4) OF THE SOUTHWEST QUARTER (1/4) OF SECTION THIRTY-THREE (33), IN TOWNSHIP SEVENTY-FIVE (75) NORTH, RANGE TWENTY-SEVEN (27) WEST OF THE 5TH P.M., MADISON COUNTY, IOWA, EXCEPT THAT PART THEREOF DEEDED FOR PUBLIC HIGHWAY.



SUBJECT TO ALL COVENANTS, RESTRICTIONS AND EASEMENTS OF RECORD.

Grantors do hereby covenant with grantees, and their successors in interest, that said grantors hold fee title to the real estate; that they have good and lawful authority to sell and convey the same; that said premises are free and clear of all liens and encumbrances whatsoever except as may be above stated; and they covenant to warrant and defend said 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 such 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 MAY, 20, 1998.

By: Gary Carpenter
GARY CARPENTER

By: Peggy Carpenter
PEGGY CARPENTER

STATE OF IOWA)
)SS.
COUNTY OF MADISON)

On this 20 day of MAY, A.D. 1998, before me, a Notary Public in and for the State of Iowa, personally appeared **GARY CARPENTER AND PEGGY CARPENTER, HUSBAND AND WIFE**, known to be the persons named in and who executed the foregoing instrument, and acknowledge that they executed the same as their voluntary act and deed.



Notary Public in and for Said State
Robert A. ...