

THE IOWA STATE BAR ASSOCIATION  
Official Form No. 101

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

REAL ESTATE TRANSFER  
TAX PAID 21  
STAMP  
\$ 3120  
*Michelle Utzler*  
RECORDER  
1-18-96 Madison  
DATE COUNTY

REC \$ 500  
AUD \$ 500  
R.M.F. \$ 100

FILED NO. **1978**

BOOK 60 PAGE 688

96 JAN 18 AM 8:50

MICHELLE UTZLER  
RECORDER  
MADISON COUNTY, IOWA

COMPUTER   
RECORDED   
COMPALED

**John E. Casper, 223 East Court, Winterset, IA 50273-0067 (515) 462-4912**

SPACE ABOVE THIS LINE  
FOR RECORDER



**WARRANTY DEED**

For the consideration of Nineteen Thousand and no/100 (\$19,000.00) - - - - -  
Dollar(s) and other valuable consideration, Albert Dean Baker, single

do hereby Convey to Kenneth L. Conard

the following described real estate in Madison County, Iowa:

The North One (1) Foot of the West 88 Feet of Lot Seven (7) and the  
South 52 Feet of the West 88 Feet of Lot Six (6) of Burger's Four-  
Acre Lot in the Town of Winterset, Madison County, Iowa.

This deed is in fulfillment of a real estate contract dated  
November 27, 1990 and filed for record on December 5, 1990 in the  
Madison County Recorder's Office in Book 56 at page 335.

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 acknowledgement 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: January 5th, 1996

MADISON COUNTY, ss:

On this 5TH day of January,  
1996, before me, the undersigned, a Notary Public  
in and for said State, personally appeared \_\_\_\_\_  
Albert Dean Baker

*Albert Dean Baker*  
Albert Dean Baker (Grantor)

to me known to be the identical persons named in and  
who executed the foregoing instrument and acknow-  
ledged that they executed the same as their voluntary  
act and deed.

*Beth Flander*  
Beth Flander Notary Public  
(This form of acknowledgement for individual grantor(s) only)

\_\_\_\_\_  
(Grantor)

\_\_\_\_\_  
(Grantor)

\_\_\_\_\_  
(Grantor)