

THE IOWA STATE BAR ASSOCIATION  
Official Form No. 101

ISBA# 00454

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

CONSIDERED   
RECORDED   
COMPARED

FILED NO. 2537

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97 MAR 24 PM 3: 27

REG. \$10.00  
FEE \$10.00  
M.I.F. \$6.00

MICHELLE H. CLERK  
RECORDER  
MADISON COUNTY, IOWA  
Phone

Preparer Information Samuel H. Braland  
Individual's Name

P.O. Box 370  
Street Address

Earlham, IA 50072 (515) 758-2267  
City Phone



### WARRANTY DEED

SPACE ABOVE THIS LINE  
FOR RECORDER

For the consideration of ---One  
Dollar(s) and other valuable consideration,  
DOUGLAS B. BAADE and MICHELE M. BAADE, husband and wife,

do hereby Convey to  
DOUGLAS B. BAADE and MICHELE M. BAADE, husband and wife,

the following described real estate in Madison County, Iowa:

See Legal Description attached hereto and by this reference incorporated herein.

This is a transfer between husband and wife for monetary consideration of less than \$500.00; therefore, this transfer is exempt from the Iowa real estate transfer tax and declaration of value and groundwater hazard stateemnt filing requirements.

Wherever in the chain of title to the above described real estate the names Michelle M. Baade and Michele M. Baade appear, they refer to one and the same person.

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 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: March 21, 1997

SS:

MADISON COUNTY,  
On this 21st day of March,  
19 97, before me, the undersigned, a Notary  
Public in and for said State, personally appeared  
Douglas B. Baade and Michele M. Baade

Douglas B. Baade  
(Douglas B. Baade) (Grantor)

Michele M. Baade  
(Michele M. Baade) (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)

Samuel H. Braland  
(Samuel H. Braland)  
Notary Public

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

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

LEGAL DESCRIPTION

The Southeast Quarter (¼) of Section Thirty-two (32), in Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa,

AND

A parcel of land in the Northeast Quarter (¼) of Section Thirty-two (32), and in the Northwest Quarter (¼) of the Northwest Quarter (¼) of Section Thirty-three (33), all in Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, more particularly described as: Commencing at the center of said Section Thirty-two (32), thence along the South line of the Northeast Quarter (¼) of said section, North 89°34'33" East 1967.30 feet to the Point of Beginning, thence North 00°40'13" West 2631.28 feet to the North line of the Northeast Quarter (¼) of the Northeast Quarter (¼) of said section, thence along said North line, North 89°17'03" East 646.63 feet to the Northeast corner of said section, thence along the North line of the Northwest Quarter (¼) of the Northwest Quarter (¼) of said Section Thirty-three (33), North 89°35'28" East 679.43 feet, thence South 00°51'16" East 1315.06 feet, thence South 89°22'33" West 663.79 feet, thence along the East line of the Southeast Quarter (¼) of the Northeast Quarter (¼) of said Section Thirty-two (32), South 00°34'52" East 1317.04 feet to the East Quarter (¼) corner of said section, thence along the South line of the Northeast Quarter (¼) of said section, South 89°34'33" West 664.45 feet to the Point of Beginning, containing 60.249 acres, more or less.