

COMPUTER RECORDED COMPARED REC 5.00 ADD 10.00 R.M.F. \$1.00

FILED NO. 2538 BOOK 137 PAGE 354 97 MAR 24 PM 3:28 MICHELLE UTSLER RECORDER MADISON COUNTY, IOWA

Preparer Information Samuel H. Braland P.O. Box 370 Earlham, IA 50072 (515) 758-2267 Individual's Name Street Address City Phone

SPACE ABOVE THIS LINE FOR RECORDER



WARRANTY DEED

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: The Southeast Quarter (1/4) of the Southeast Quarter (1/4) of Section Eleven (11), and the East Half (1/2) of the Northeast Quarter (1/4) of Section Fourteen (14), and all that part of the West Half (1/2) of the East Half (1/2) of the Northeast Quarter (1/4) of the Southeast Quarter (1/4) of Section Fourteen (14) lying on the North side of the Middle River, and the following described tract of land, to-wit: Commencing at the Northeast Corner of the West Half (1/2) of the Northeast Quarter (1/4) of the Southeast Quarter (1/4) of Section Fourteen (14), running thence South 20 1/2 rods, thence West 15 rods and 11 feet, thence North 20 1/2 rods, thence East to the place of beginning; all in Township Seventy-five (75) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa, EXCEPT Parcel "A" located in the SE 1/4 NE 1/4 and the NE 1/4 SE 1/4 of Section 14, Township 75 North, Range 29 West of the 5th P.M., Madison County, Iowa, more particularly described in the survey recorded in Plat Book 2, Page 714, in the Office of the Recorder of Madison County, Iowa.

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 statement filing requirements.

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, 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

Dated: March 21, 1997 Douglas B. Baade (Grantor) 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. Susan Clark Notary Public

