

85,000

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

COMPUTER
RECORDED
COMPARED

REC \$10.00
AMF \$5.00
P.M.F. \$1.00

REAL ESTATE TRANSFER	
TAX PAID 13	
STAMP #	
\$ 135.20	
RECORDED	
4-11-97	Polk
DATE	COUNTY

FILED NO. 2756
BOOK 137 PAGE 416
97 APR 11 AM 11:10
MICHELLE UTSELL
RECORDER
MADISON COUNTY, IOWA

PREPARED BY: A. HINNERS, MIDLAND ESCROW, 3601 WESTOWN PARKWAY, WEST DES MOINES, IOWA 50266

SPACE ABOVE THIS LINE FOR RECORDER

REC \$10.00
AMF \$5.00
P.M.F. \$1.00

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 A. McClarnon and Dianna M. McClarnon, husband and wife**, hereby convey unto **Jimmy L. Baker and Joan E. Baker**, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate, situated in **Polk** County, Iowa:

See Exhibit "A"

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 4-10, 1997.

Gary A. McClarnon
Gary A. McClarnon

Dianna M. McClarnon
Dianna M. McClarnon

STATE OF Iowa, Madison COUNTY, SS:

On this 10th day of April, A.D. 1997, before me, a Notary Public in and for the State of Iowa, personally appeared **Gary A. McClarnon and Dianna M. McClarnon, 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.

George J. Bown
Notary Public in and for Said State



EXHIBIT "A"

Parcel "A" located in the South Half (1/2) of the Northeast Quarter (1/4) of Section Seven (7), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M. Madison County, Iowa, more particularly described as follows: Beginning at the Northeast Corner of the Southwest Quarter (1/4) of the Northeast Quarter (1/4) of Section Seven (7), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa; thence North 89°55'26" East 330.00 feet; thence South 00°07'41" West 660.00 feet; thence South 89°55'26" west 660.00 feet; thence North 00°07'41" East 660.00 feet to the North line of the Southwest Quarter (1/4) of the Northeast Quarter (1/4) of said Section Seven (7); thence along said North line, North 89°55'26" East 330.00 feet to the point of beginning. Said parcel "A" contains 10.000 acres, including 0.682 acres of county road right of way.

