

FILED NO. 110

BOOK 57 PAGE 581

92 JUL 14 PM 3:18

MICHELLE UTSLER  
RECORDER  
MADISON COUNTY, IOWA

COMPARED

REAL ESTATE TRANSFER  
TAX PAID 11  
STAMP #  
\$ 23 30  
Michelle Utsler  
RECORDER  
7-14-92 Madison  
DATE COUNTY

REC \$ 5.00  
AUD \$ 5.00

SPACE ABOVE THIS LINE  
FOR RECORDER



### WARRANTY DEED

For the consideration of Fifteen Thousand and no/100 Dollars (\$15,000.00)  
Dollar(s) and other valuable consideration, ALBERT LEHMAN AND EMOGENE LEHMAN, HUSBAND  
AND WIFE

do hereby Convey to TIMOTHY R. BAKER AND NANCY ANN BAKER, AS JOINT TENANTS  
WITH FULL RIGHTS OF SURVIVORSHIP AND NOT AS TENANTS IN COMMON

the following described real estate in MADISON County, Iowa:

Lot Three (3) in Block Three (3) of Danforth's Addition to the  
Original Town of Winterset, Madison County, Iowa

This instrument is in fulfillment of a real estate contract, dated  
February 12, 1986, and filed for record in the Madison County  
Recorder's Office on February 12, 1986 in Deed Record Book 52 at  
Page 738.

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  
MADISON COUNTY, ss:

DATED: JULY 9, 1992

On this 9<sup>th</sup> day of July,  
19 92, before me, the undersigned, a Notary Public  
in and for said State, personally appeared Albert Lehman and Emogene Lehman

Albert Lehman  
Albert Lehman (Grantor)

Emogene R. Lehman  
Emogene Lehman (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.

Nancy J. Corkrean  
Notary Public  
(This form of acknowledgement for individual grantor(s) only)

Nancy J. Corkrean  
NANCY J. CORKREAN  
MY COMMISSION EXPIRES  
5-17-93  
(Grantor)