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94 JUN 29 AM 10:42

REC \$ 5.00
AUD \$ 5.00
R.M.F. \$ 1.00

MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA



WARRANTY DEED

SPACE ABOVE THIS LINE
FOR RECORDER

For the consideration of One (\$1.00) and 00/100 -----
Dollar(s) and other valuable consideration, Kathleen Baker, a single lady of legal age,

do hereby Convey to Tony Magnani

the following described real estate in Madison County, Iowa:

Commencing at a point Forty-five (45) rods West of the
Northeast Corner of Section Sixteen (16) in Township
Seventy-four (74) North, Range Twenty-nine (29) West of
the 5th P.M., Madison County, Iowa, and running thence
South Sixteen (16) rods, thence West Six (6) rods, thence
North Sixteen (16) rods, thence East Six (6) rods to the
place of beginning.

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, ss:
UNION COUNTY,

Dated: July 8, 1993

On this 8th day of July,
19 93, before me, the undersigned, a Notary
Public in and for said State, personally appeared
Kathleen Baker

Kathleen Baker
Kathleen Baker (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)

(Grantor)

Arnold O. Renyon II Notary Public

(Grantor)

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

Please
type or
print
names
under
signatures
as per
Sec.
230.2
Code
of Iowa