

FILED NO. 1217

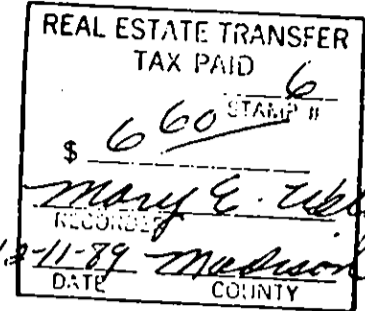
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BOOK 55 PAGE 481

89 DEC 11 AM 9: 58

MARY E. WELTY
RECORDER
MADISON COUNTY, IOWA

Fee \$5.00, Transfer \$5.00



WARRANTY DEED

SPACE ABOVE THIS LINE
FOR RECORDER

For the consideration of Six Thousand Five Hundred and no/100 (\$6,500.00)
Dollar(s) and other valuable consideration, John O. Baker and Jean Baker, husband
and wife

do hereby Convey to Gary Arnburg

the following described real estate in Madison County, Iowa:

Lot Five (5), Block Three (3) in North Addition to the Town of
Winterset, Madison County, Iowa

This deed is in fulfillment of a real estate contract dated June
7, 1989 and recorded June 7, 1989 in Book 55 at page 112.

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: Dated: December 8, 1989
MADISON COUNTY,

On this 8th day of December,
19 89, before me, the undersigned, a Notary Public
in and for said State, personally appeared
John O. Baker and Jean Baker John O. Baker (Grantor)

Jean 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. Jean Baker (Grantor)

Patrick F. Cochran Notary Public (Grantor)
(This form of acknowledgment for individual grantor(s) only)