



FILED NO. **1992**
BOOK **55** PAGE **693**
90 APR -6 AM 10:05

MARY E. WELTY
RECORDER
MADISON COUNTY, IOWA

Fee \$5.00, Trans \$5.00



WARRANTY DEED

SPACE ABOVE THIS LINE
FOR RECORDER

For the consideration of Twenty-eight Thousand and no/100 (\$28,000.00) - - -
Dollar(s) and other valuable consideration, Mabel Lamport, single

do hereby Convey to Albert Dean Baker and Marjorie J. Baker, husband and
wife, as Joint Tenants with full rights of survivorship and not as
Tenants in Common
the following described real estate in Madison County, Iowa:

A parcel of land described as the West 88.0 feet of the North 1.0 feet of Lot 7 and the West 88.0 feet of the South 52.0 feet of Lot 6 all in Burger's Four Acre Lot, City of Winterset, Madison County, Iowa

This Deed is in fulfillment of a real estate contract, dated March 26, 1977 and filed for record in the Madison County Recorder's Office on April 28, 1977 in Deed Record Book 47 at page 582 as amended by instrument, dated April 7, 1986 and filed for record on April 7, 1986 in Deed Record Book 52 at page 796.

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 MADISON ss:
MADISON COUNTY,

Dated: April 4, 1990

On this 4th day of April,
19 90, before me, the undersigned, a Notary Public
in and for said State, personally appeared
Mabel Lamport

Mabel Lamport
Mabel Lamport (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

Beth Flander
BETH FLANDER Notary Public
(This form of acknowledgment for individual grantor(s) only)

(Grantor)
(Grantor)
(Grantor)
(Grantor)