

WARRANTY DEED

IOWA REALTY CO., INC.
3501 Westown Parkway
West Des Moines, Iowa 50265

Know All Men by These Presents: That Ardith Anne Hiatt, single

in consideration of the sum of ONE DOLLAR AND OTHER VALUABLE CONSIDERATION in hand paid do here Convey unto W. Keith Baker and Betty Baker, husband and wife

as joint tenants with full rights of survivorship, and not as tenants in common, the following described real estate, situated in Madison County, Iowa, to-wit:

The West Half (1/2) of Lot Sixteen (16) of Eivins Addition Plat 2, in the Town of Earlham, Madison County, Iowa.

REAL ESTATE TRANSFER TAX PAID \$ 236.55 STAMP #
Mary E. Welty RECORDER
7-1-90 Madison COUNTY

FILED NO. 237

BOOK 56 PAGE 93

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MARY E. WELTY RECORDER MADISON COUNTY, IOWA

Fee \$5.00 Transfer \$5.00

Subject to and together with any and all easements, covenants and restrictions of record.

And the grantors do Hereby Covenant with the said grantees, and successors in interest, that said grantors hold said real estate by title in fee simple; 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 said grantors Covenant to Warrant and Defend the said premises against the lawful claims of all persons whomsoever, except as may be above stated.

Each of the undersigned hereby relinquishes all rights of dower, homestead and distributive share in and to the described premises

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

Signed this 31st day of July, 1990.

Ardith Anne Hiatt (Signature)
Ardith Anne Hiatt

STATE OF IOWA.

COUNTY OF Polk ss.

On this 31 day of July, 1990 before me, the undersigned, a Notary Public in and for said County, in said State, personally appeared Ardith Anne Hiatt, single

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

BARRY MINEAR Notary Public in and for said County.