



Document 2014 3192

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Recorded: 12/22/2014 at 10:32:49.0 AM
Fee Amount: \$17.00
Revenue Tax: \$1,712.80
LISA SMITH RECORDER
Madison County, Iowa

INDX ✓
ANNO
SCAN
CHEK

Rev Stamp# 447 DOV# 478

This instrument prepared by and return to:
ROSS F. BARNETT, ABENDROTH AND RUSSELL LAW FIRM, 2560 -- 73rd Street, Urbandale, Iowa 50322 Phone # (515) 278-0623
Mail tax statements to:
BAUR FARMS, L.L.C., 1484 McBride Road, Van Meter, Iowa 50261 A&R File #25316-14-RFB (rfb)

\$1,071,000

COURT OFFICER'S DEED

Legal: The South Half of the Southwest Quarter (S 1/2 SW 1/4) and the Northwest Quarter of the Southwest Quarter (NW 1/4 SW 1/4) and the West 50 acres of the Northwest Quarter (NW 1/4), all in Section 23, Township 77 North, Range 27, West of the 5th P.M., Madison County, Iowa

IN THE MATTER OF
THE ESTATE OF

GEORGE ALFRED LAWRENCE, JR.

Deceased,

now pending in the Iowa District Court – Madison County, Probate No. ESPR 012728.

Pursuant to the authority and power vested in the undersigned, and in consideration of One Dollar (\$1.00) and other good and valuable consideration, **Mary K. Lawrence**, the duly-appointed personal representative of the above-referenced Estate, hereby conveys the above-described real estate to **Baur Farms, Inc.**

SUBJECT TO ALL COVENANTS, RESTRICTIONS, AND EASEMENTS OF RECORD

Grantor does hereby covenant with Grantee, and successors in interest, that the Estate holds the real estate by title in fee simple; that it has 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 Grantor covenants to warrant and defend the real estate against the lawful claims of all persons except as may be above stated.

