



BK: 2014 PG: 3192 Recorded: 12/22/2014 at 10:32:49.0 AM

Type 03 004 Pages 2

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, lowa

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.

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 OHIO)	
)	SS
OUNTY OF LAKE	1	

On this gambay of Document, 2014, before me the undersigned, a Notary Public in and for said State, personally appeared Mary K. Lawrence, the fiduciary of the above-referenced Estate, to me known to be the identical person named in and who executed the foregoing instrument and acknowledged that such person, as the fiduciary, executed the same as the voluntary act and deed of the person and of the fiduciary.

Notar Public in and for said State

Pated: December 9, 2014

Mary K. Leowrence

Executor of the Estate of George Alfred Lawrence, Jr.

JOAN E. KOGOY

Notary Public, STATE OF OHIO

My Commission Exp. Feb. 18, 2017

(Recorded in Lake County)