



Document 2015 1913

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Rec Amt \$12.00 Aud Amt \$5.00
Rev Transfer Tax \$189.60
Rev Stamp# 213 DOV# 228

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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

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Official Form No. 103 - May 2006

Mark L. Smith

FOR THE LEGAL EFFECT OF THE USE OF
THIS FORM, CONSULT YOUR LAWYER

Return To: Michael E. Bauer, 413 West Court Avenue, Winterset, IA 50273

Preparer: Mark L Smith, 101 1/2 W. Jefferson, Winterset, IA 50273, (515) 462-3731

Taxpayer: Michael E. Bauer and Malissa K. Bauer, 413 West Court Avenue, Winterset, IA 50273



WARRANTY DEED - JOINT TENANCY

For the consideration of \$119,000.00 Dollar(s) and other valuable consideration,
Melvin Lambert and Kimberly Lambert, Husband and Wife

do hereby

Convey to Michael E. Bauer and Malissa K. Bauer,

as Joint

Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described real estate in
Madison County, Iowa:

See attached Exhibit "A".

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.

Melvin Lambert (Grantor)

Dated: July 6, 2015

Kimberly Lambert (Grantor)

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me this 6th day of July 2015 by
Melvin Lambert and Kimberly Lambert

Signature of Notary Public

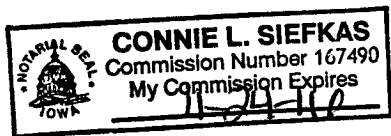


Exhibit "A"

A tract of land located in the Northwest Quarter ($\frac{1}{4}$) of the Southwest Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$) of Section Thirty-six (36), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., City of Winterset, Madison County, Iowa, more particularly described as follows, to-wit: Commencing at the Center of said Section Thirty-six (36), thence North $00^{\circ}00'00''$ East 696.34 feet along the West line of the Northeast Quarter ($\frac{1}{4}$) of said Section Thirty-six (36); thence South $89^{\circ}41'27''$ East 405.40 feet along the North line of Buchanan Street extended to the Southeast Corner of Lot 4 of David M. Griswold Addition to the City of Winterset, which is the Point of Beginning; thence North $00^{\circ}08'06''$ East 144.56 feet; thence South $89^{\circ}51'42''$ East 148.00 feet; thence South $00^{\circ}08'06''$ West 145.00 feet to a point on the North line of Buchanan Street; thence North $89^{\circ}41'27''$ West 148.00 feet to the Point of Beginning and containing 0.49 acres.

