



Document 2015 2742

THE IOWA STATE BAR ASSOCIATION
Official Form No. 101

Matthew D. Gardner ISBA # 15502

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Fee Amount: \$12.00

Revenue Tax: \$159.20

LISA SMITH RECORDER

Madison County, Iowa

INDX
ANNO
SCAN
CHEK

\$100,000

Preparer Information Matthew D. Gardner, 801 Grand Avenue, Ste. 3500, Des Moines, (515) 244-3500

Individual's Name

Street Address

City

Phone



Address Tax Statement: Robert F. Baur, 4419 Oak Wood Lane, West Des Moines, IA 50265

SPACE ABOVE THIS LINE FOR RECORDER

WARRANTY DEED

For the consideration of one
Dollar(s) and other valuable consideration,
Mary E. Fletcher a/k/a Mary Beth Fletcher, a widow and unremarried

do hereby Convey to
Robert F. Baur and Caroline C. Baur

the following described real estate in Madison County, Iowa:

Lot One (1) of Fletcher Subdivision located in the Northeast Fractional Quarter (1/4) of the Northeast Quarter (1/4) of Section Two (2) and the Northwest Fractional Quarter (1/4) of the Northwest Quarter (1/4) of Section One (1), all in Township Seventy-Six (76) North, Range Twenty-Seven (27) West of the 5th P.M., Madison County, Iowa.

Deed given in satisfaction of real estate contract recorded on October, 3, 2003 at Book 2003 Page 5992.

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 Warranty 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 IOWA

Dated: Sept 22 - 03

ss:

On this 22 day of Sept,
2003, before me, the undersigned, a Notary Public in and for said State, personally appeared Mary E. Fletcher a/k/a Mary Beth Fletcher, a widow and unremarried

Mary E. Fletcher
Mary E. Fletcher a/k/a Mary Beth Fletcher (Grantor)

(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.



(Grantor)

(Grantor)

(This form of acknowledgment for individual grantor(s) only)