



BK: 2018 PG: 1669
Recorded: 5/25/2018 at 1:43:04.0 PM
Fee Amount: \$17.00
Revenue Tax: \$252.00
LISA SMITH RECORDER
Madison County, Iowa



WARRANTY DEED - JOINT TENANCY
THE IOWA STATE BAR ASSOCIATION
Official Form No. 103
Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)

Jane E. Rosien, 114 E. Jefferson Street, P.O. Box 67, Winterset, IA 50273-0067, Phone: (515) 462-4912

Taxpayer Information: (Name and complete address)

Curtis J. Baumgart and Bianca Christine Baumgart, 523 S. Walnut Street, Colfax, IA 50054

Return Document To: (Name and complete address)

Jane E. Rosien, 114 E. Jefferson Street, P.O. Box 67, Winterset, IA 50273-0067

Grantors:

Justin D. Summers
Sarah B. Summers

Grantees:

Curtis J. Baumgart
Bianca Christine Baumgart

Legal description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED
JOINT TENANCY

For the consideration of One Hundred Fifty Eight Thousand----- Dollar(s) and other valuable consideration, Justin D. Summers and Sarah B. Summers, Husband and Wife,

do hereby Convey to Curtis J. Baumgart and Bianca Christine Baumgart,

as Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described real estate in MADISON County, Iowa: The South 62 3/4 rods of the following described tract of land, to-wit: Commencing at the Northwest corner of the Southeast Quarter (1/4) of the Northwest Quarter (1/4) of Section One (1), in Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, and running thence East 31.03 rods, thence South 19 rods, thence in a Southwesterly direction along the West side of the road or public highway to a point 8 rods East of the Southwest corner of said 40-acre tract, thence West 8 rods, thence North to the point of beginning; being all that part of said tract of land which lies South of a certain private road crossing said tract of land from East to West, and being approximately 27 5/8 rods across the North end thereof, and estimated to contain 6 acres more or less.

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.

Dated on May 24, 2018

[Handwritten signature of Justin D. Summers]

Justin D. Summers (Grantor)

[Handwritten signature of Sarah B. Summers]

Sarah B. Summers (Grantor)

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF madison

This record was acknowledged before me on May 24, 2018, by Justin D. Summers and Sarah B. Summers



[Handwritten signature of Toni Marie Tindle]
Signature of Notary Public