

BK: 2019 PG: 605
Recorded: 2/22/2019 at 10:20:40.0 AM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.32
Combined Fee: \$20.32
Revenue Tax: \$0.00
LISA SMITH RECORDER
Madison County, Iowa

WARRANTY DEED
Recorder's Cover Sheet

Preparer Information: (name, address and phone number)
Abigail M. Hillers, 801 Grand Ave, Suite 3700, Des Moines, Iowa 50309
(515) 246-5816

Taxpayer Information: (name and complete address)
Lonnie Baughman, P.O. Box 302, New Virginia, Iowa 50210

Return Document To: (name and complete address)
Abigail M. Hillers, 801 Grand Ave, Suite 3700, Des Moines, Iowa 50309
(515) 246-5816

Grantors:
Joyce E. Baughman

Grantees:
Lonnie G. Baughman

Legal Description: See Page 2

Document or instrument number of previously recorded documents: In Book 45,
Page 238 in the Office of the Madison County Recorder.

WARRANTY DEED

For the consideration of One Dollar (\$1.00) and other valuable consideration, Joyce Baughman, a married individual, does hereby convey an undivided one-half (1/2) interest to Lonnie G. Baughman, in the following described real estate in Madison County, Iowa:


A tract of land described as commencing at the Southeast corner of Lot 14, Block 4, Original Town of Truro, Iowa, running thence North 22 feet thence West 16 feet and 8 inches, thence South 22 feet, thence East 16 feet and 8 inches to the place of beginning; and all appurtenances thereto belonging.

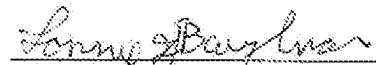
This is a transaction between family members and is exempt from revenue. Iowa Code §428A.1(11)

Grantor does hereby covenant with Grantee, and successor in interest, that Grantor holds the real estate by title in fee simple; that she 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.

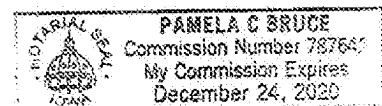
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated the 18 day of February, 2019.



Joyce Baughman (Grantor)


Lonnie G. Baughman (Grantor's spouse)

STATE OF IOWA)
)ss:
COUNTY OF WARREN)



This record was acknowledged before me this 18th day of February, 2019, by Joyce Baughman and Lonnie G. Baughman, husband and wife.


Signature of Notary Public