



Document 2022 2432

Book 2022 Page 2432 Type 03 001 Pages 2
Date 8/15/2022 Time 11:23:31AM
Rec Amt \$12.00 Aud Amt \$10.00 INDX
Rev Transfer Tax \$1,840.80 ANNO
Rev Stamp# 308 DOV# 300 SCAN
LISA SMITH, COUNTY RECORDER CHEK
MADISON COUNTY IOWA

\$1,150,520

**WARRANTY DEED
Recorder's Cover Sheet**

Preparer Information: Kyle Kruidenier, 6601 Westown Parkway, Suite 200, West Des Moines, IA 50266; (515) 244-3500

Taxpayer Information: Baur Farms, Inc. and R. Edward Baur Corporation, 1484 McBride Rd., Van Meter, IA 50261

✓ **Return Document To:** Kyle Kruidenier, 6601 Westown Parkway, Suite 200, West Des Moines, IA 50266

Grantors: Diane E. Lynch and Dennis J. Lynch

Grantees: Baur Farms, Inc. and R. Edward Baur Corporation

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, Diane E. Lynch and Dennis J. Lynch, wife and husband, do hereby Convey to Baur Farms, Inc., an undivided one-half interest and R. Edward Baur Corporation, an undivided one-half interest, in the following described real estate in Madison County, Iowa:

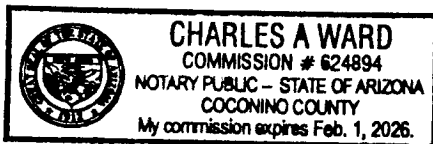
All that part of the East Half (1/2) of the Southeast Quarter (1/4) of Section Twenty-eight (28), Township Seventy-seven (77) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, lying South and East of the County Road located therein; AND the West Half (1/2) of the Southwest Quarter (1/4) of Section Twenty-seven (27), Township Seventy-seven (77) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa.

There is no known private burial site, well, solid waste disposal site, underground storage tank, hazardous waste, or private sewage disposal system on the property as described in Iowa Code Section 558.69, and therefore the transaction is exempt from the requirement to submit a groundwater hazard statement.

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: Aug. 9, 2022.



Diane E. Lynch
Diane E. Lynch, Grantor

Dennis J. Lynch
Dennis J. Lynch, Grantor

STATE OF ARIZONA, COUNTY OF COCONINO

This record was acknowledged before me on AUGUST 9th, 2022, by Diane E. Lynch and Dennis J. Lynch, wife and husband, of Flagstaff, Arizona.

Charles A. Ward
Signature of Notary Public