



Document 2025 2243

Book 2025 Page 2243 Type 03 001 Pages 3

Date 8/21/2025 Time 1:40:32PM

Rec Amt \$17.00 Aud Amt \$5.00

Rev Transfer Tax \$343.20

Rev Stamp# 312 DOV# 308

INDX

ANNO

SCAN

BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

\$215,000⁰⁰

**WARRANTY DEED
Recorder's Cover Sheet**

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

Taxpayer Information: Blake Bauer, 3235 Clanton Creek Road, Lorimor, IA 50149

Return Document To: Mark L. Smith, 101 1/2 W. Jefferson, Winterset, Iowa 50273

Grantors: Perry J. Gingerich and Lorene S. Gingerich

Grantees: Blake Bauer

Legal Description: See Page 2

Document or instrument number of previously recorded documents:

Ct 145623 mon



WARRANTY DEED

For the consideration of Two Hundred Fifteen Thousand Dollar(s) and other valuable consideration, Perry J. Gingerich and Lorene S. Gingerich, husband and wife, do hereby Convey to Blake Bauer, the following described real estate in Madison County, Iowa:

The South One-third ($\frac{1}{3}$) of the Southeast Quarter ($\frac{1}{4}$) of the Southeast Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$) of Section Thirty (30), Township Seventy-four (74) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, EXCEPT Parcels "D" and "E" located therein, containing 0.16 acres more or less and 0.04 acres more or less, respectively, as shown in Amended Plat of Survey filed in Book 2024, Page 2235, on September 16, 2024 in the Office of the Recorder of Madison County, Iowa; AND a parcel of land located in the Southeast Quarter ($\frac{1}{4}$) of the Southeast Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$) of said Section Thirty (30), more particularly described as follows, to-wit: Commencing at the East Quarter ($\frac{1}{4}$) corner of said Section Thirty (30), thence North $89^{\circ}33'07''$ West, along the said Section line, 625.38 feet, thence North $0^{\circ}20'02''$ West, 221.45 feet to a point on the North line of the South One-third ($\frac{1}{3}$) of the Southeast Quarter ($\frac{1}{4}$) of the Southeast Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$) of said Section Thirty (30), said point being the point of beginning, thence North $0^{\circ}20'02''$ West, 21.57 feet, thence North $88^{\circ}24'37''$ East, 343.52 feet, thence South $22^{\circ}08'34''$ East, 36.59 feet to a point on the North line of said South One-third ($\frac{1}{3}$), thence North $89^{\circ}33'07''$ West, along said North line, 357.07 feet to the point of beginning, containing 9,735.87 square feet (0.22) 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: AUGUST 19, 2025

Perry J. Gingerich

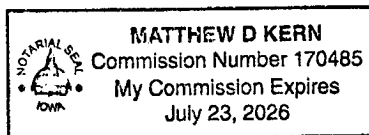
Perry J. Gingerich, Grantor

Lorene S. Gingerich

Lorene S. Gingerich, Grantor

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on AUGUST 19, 2025 by
Perry J. Gingerich and Lorene S. Gingerich.



[Signature]
Signature of Notary Public