

BK: 2026 PG: 2133
Recorded: 7/16/2026 at 8:15:47.0 AM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$231.20
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

Return To: Jane E. Rosien, P.O. Box 67, Winterset, IA 50273-0067
Taxpayer: Charles Owens, 510 E. Court Avenue, Winterset, IA 50273
Preparer: Jane E. Rosien, 114 E. Jefferson Street, P.O. Box 67, Winterset, IA 50273-0067,
Phone: (515) 462-4912



WARRANTY DEED

For the consideration of ---- One Hundred Forty Five Thousand Dollars ---- and other valuable consideration, Albert Dean Baker, a Single Person, does hereby Convey to Charles Owens, the following described real estate in Madison County, Iowa:

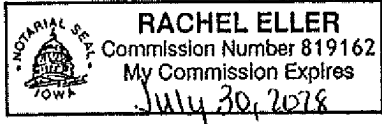
Lot One (1) in Block One (1) of Gaff & Bevington's Addition to the Town of Winterset, Madison County, Iowa.

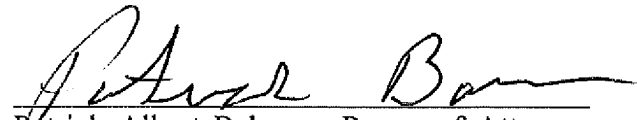
There is no known private burial site, well, solid waste disposal site, underground storage tank, hazardous waste, or private sewage disposal system on the property as described in Iowa Code Section 558.69, and therefore the transaction is exempt from the requirement to submit a groundwater hazard statement.

Grantor does hereby Covenant with Grantee, and successors in interest, that Grantor holds 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 Grantor Covenants to Warrant and Defend the real estate against the lawful claims of all persons except as may be above stated. 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.

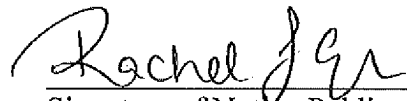
Dated: July 14, 2026.




Patrick Albert Baker as Power of Attorney
of Albert Dean Baker under Power of
Attorney dated February 5, 2026, Grantor

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on July 14, 2026, by Patrick Albert Baker as
Power of Attorney of Albert Dean Baker under Power of Attorney dated February 5, 2026.


Signature of Notary Public