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Book 2017 Page 3046 Type 03 001 Pages 3

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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK



WARRANTY DEED
(CORPORATE/BUSINESS ENTITY GRANTOR)
THE IOWA STATE BAR ASSOCIATION
Official Form No. 335
Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)

Joel B. Templeman, 317 Sixth Avenue, Suite 300, Des Moines, IA 50309, (515) 243-8157

Taxpayer Information: (Name and complete address)

Britt W. Baker and Mollie Baker, 7988 Adams Street, Cumming, IA 50061

Return Document To: (Name and complete address)

Joel B. Templeman, 317 Sixth Avenue, Suite 300, Des Moines, IA 50309

Grantors:

IPE1031 REV223, LLC

Grantees:

Britt W. Baker and Mollie Baker

Legal description: See legal description on page 2.

Document or instrument number of previously recorded documents:



**WARRANTY DEED
(CORPORATE/BUSINESS ENTITY GRANTOR)**

For the consideration of One (1.00) Dollar(s) and other
valuable consideration, IPE1031 REV223, LLC,
a(n) limited liability company organized and existing under
the laws of Iowa does hereby Convey to Britt W. Baker and Mollie
Baker, husband and wife, as joint tenants with full rights of survivorship, and not as tenants in
common,
the following described real estate in Madison County, Iowa:

See legal description in Exhibit "A" attached hereto.

This deed is exempt according to Iowa Code 428A.2(21).

The grantor hereby covenants with grantees, and successors in interest, that it holds the real estate by title in fee simple; that it 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 it 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, according to the context.

Dated on September 22, 2017.

IPE1031 REV223, LLC, a(n) limited liability company

By: The Aiken Trust

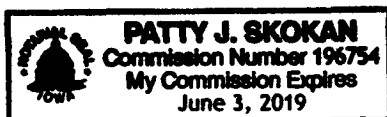
Its: Sole Member and Manager

By Britt Baker
Britt Baker, Its Trustee

By _____

STATE OF IOWA, COUNTY OF POLK

This record was acknowledged before me on September 22, 2017, by Britt Baker, as
Trustee of The Aiken Trust
as Sole Member and Manager
of IPE1031 REV223, LLC.



Patty J Skokan
Signature of Notary Public

EXHIBIT A

The South Three-fourths ($\frac{3}{4}$) of the West Three-fourths ($\frac{3}{4}$) of Section Twenty-six (26), AND the North Half ($\frac{1}{2}$) of the Northwest Quarter ($\frac{1}{4}$) and the Northwest Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$) of Section Thirty-five (35) and all that part of the Northeast Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$) of Section Thirty-five (35) lying North and West of the center channel of Middle River; AND all that part of the Northwest Quarter ($\frac{1}{4}$) of the Northwest Quarter ($\frac{1}{4}$) of Section Thirty-six (36) lying North and West of the center channel of Middle River, ALL in Township Seventy-six (76) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa; EXCEPT the following tracts:

1. A tract of land located in the Southwest Quarter ($\frac{1}{4}$) of the Southwest Quarter ($\frac{1}{4}$) of said Section Twenty-six (26), described as follows, to-wit: Beginning at a point 923 feet North of the Southwest corner of said Section Twenty-six (26), thence East 263 feet, thence North 250 feet, thence West 263 feet, thence South 250 feet to the point of beginning, containing 1.5 acres, more or less;
2. Parcel "A" located in the West Half ($\frac{1}{2}$) of the Southwest Quarter ($\frac{1}{4}$) of said Section Twenty-six (26), containing 8.492 acres, as shown in Plat of Survey filed in Book 2005, Page 2492 on June 1, 2005 in the Office of the Recorder of Madison County, Iowa;
3. Parcel "C" located in the Southwest Quarter ($\frac{1}{4}$) of the Southeast Quarter ($\frac{1}{4}$) of said Section Twenty-six (26) and in the Northwest Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$) of said Section Thirty-five (35), containing 2.060 acres, more or less, as shown in Plat of Survey filed in Book 3, Page 296, on July 17, 1998, in the Office of the Recorder of Madison County, Iowa;
4. Parcel "D" located in the Southwest Quarter ($\frac{1}{4}$) of the Southeast Quarter ($\frac{1}{4}$) of said Section Twenty-six (26), and in the Northwest Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$) of said Section Thirty-five (35), containing 8.61 acres, as shown in Plat of Survey filed in Book 2013, Page 2832 on September 20, 2013, in the Office of the Recorder of Madison County, Iowa;
5. Public highways located therein;