



WARRANTY DEED

Prepared By: Samuel H. Braland, P.O. Box 370, Earlham, Iowa 50072 (515) 758-2267
Address Tax Statement: Carl F. Carter, 1444 York Avenue, Dexter, Iowa 50070

Know All Men by These Presents: That LYLE A. LEEPER and ESTHER LEEPER, husband and wife,

in consideration of the sum of ---Ninety-seven Thousand Dollars and no/100ths in hand paid do hereby Convey unto CARL F. CARTER

Grantees' Address: R. R. 1, Box 68, Dexter, Iowa 50070

the following described real estate, situated in Madison County, Iowa, to-wit:

The West Half (1/2) of the Northwest Quarter (1/4) of Section Twenty-two (22), in Township Seventy-seven (77) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa, excepting therefrom a parcel of land described as follows: Beginning at the Northwest Corner of said Section Twenty-two (22), thence South 439.90 feet along the centerline of a County Road which is the West line of said Northwest Quarter (1/4), thence North 89°57'29" East 219 feet, thence North 249.90 feet thence North 89°57'29" East 184 feet, thence North 186.96 feet to the North line of said Northwest Quarter (1/4) which is the South right-of-way line of a County Road, thence North 89°36'30" West 403.01 feet to the Point of Beginning, containing 3.0001 acres including 0.5479 acres of county road right-of-way.

NOTE: The West line of the NW 1/4 of Section 22-T77N-R29W of the 5th P.M., is assumed to bear due North and South.

This Deed is given in fulfillment of a Real Estate Contract by and between the Grantors and Grantee, filed of record in the Office of the Recorder of Madison County, Iowa, in Book 120, Page 248.

And the grantors do **Hereby Covenant** with the said grantees, and successors in interest, that said grantors hold said real estate by title in fee simple; that they have good and lawful authority to sell and convey the same; that said premises are **Free and Clear of all Liens and Encumbrances Whatsoever** except as may be above stated; and said grantors **Covenant to Warrant and Defend** the said premises against the lawful claims of all persons whomsoever, except as may be above stated.

Each of the undersigned hereby relinquishes all rights of dower, homestead and distributive share in and to the described premises.

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.

Signed this 27 day of SEPTEMBER, 1985

STATE OF IOWA
MADISON COUNTY,

Lyle A. Leeper
(Lyle A. Leeper)

Esther Leeper
(Esther Leeper)

On this 27 day of SEPTEMBER, 1985, before me, the undersigned, a Notary Public in and for said State, personally



Robert J. Kress, Notary Public in and for the State of Iowa

R. R., Earlham, Iowa 50072
(Grantor's address)

REAL ESTATE TRANSFER TAX PAID 18 STAMP #
\$ 106.15
Mary E. Welty
RECORDER
10-25-85 Madison
DATE COUNTY



Inst. No. 000599 Filed for Record this 23rd day of Feb 1985 at 10:31 am
Book 2001 Page 599 Recording Fee \$ 16.00
Michelle Utisler, Recorder, B. Deputy

REC \$ 10
AUD \$ 10
R.M.F. \$ 10
Feb 10 1985

COMPUTER
RECORDED
COMPARED

Please type or print names under signatures as per Sec. 338.2 Code of Iowa

FILED NO. 599
BOOK 2001 PAGE 599
2001 FEB 23 AM 10:31

MICKI UTSLER
RECORDER
MADISON COUNTY, IOWA

Warranty Deed

7/11/85
REC'D
MADISON COUNTY, IOWA

TO

Entered upon transfer books and for taxation

this _____ day of _____, 19____

By _____ Auditor

By _____ Deputy

Filed for record, indexed and delivered to

County Auditor this _____ day

of _____, 19____

at _____ o'clock _____ M., and recorded in

Book _____ of _____ on page _____

of _____ County Records

Recorder's and Auditor's Fee \$ _____ PAID.

Recorder _____

By _____ Deputy

WHEN RECORDED RETURN TO

_____, Notary Public in and for the State of Iowa

to me known to be the identical persons named in and who executed the foregoing instrument, and acknowledged that they executed the same as their voluntary act and deed.

STATE OF _____, COUNTY, ss: _____
On this _____ day of _____, 19____, before me, the undersigned, a Notary Public in and for said State, personally appeared _____

Arizona

_____, Notary Public in and for the State of Iowa
My Commission Expires Jan. 11, 1989

1 Diana Martin

to me known to be the identical persons named in and who executed the foregoing instrument, and acknowledged that they executed the same as their voluntary act and deed.

STATE OF ARIZONA, COUNTY, ss: _____
_____, before me, the undersigned, a Notary Public in and for said State, personally appeared _____
Esther Leeper

