

506

FILED NO.

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2004 FEB -3 AM 10:39

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MICKI UTSLER

RECORDER

MADISON COUNTY, IOWA

REC \$ 10.18
AUD \$ 5.00
R.M.F. \$ 5.18

COMPUTER
RECORDED
COMPARED

Preparer Information Jerrold B. Oliver, POB 230, Winterset, (515) 462-3731
Individual's Name Street Address City



Address Tax Statement: Robin's Nest Apartments, L.L.C.
P. O. Box 65531, West Des Moines, IA 50265

SPACE ABOVE THIS LINE
FOR RECORDER

WARRANTY DEED

For the consideration of One
Dollar(s) and other valuable consideration,
Robin Leonard and Craig Leonard, Wife and Husband

do hereby Convey to
Robin's Nest Apartments, L.L.C.

the following described real estate in Madison County, Iowa:

See Exhibit "A" attached.

The consideration for this Deed is less than \$500.00. Therefore, no Declaration of Value or Groundwater Statement is required. This Deed is exempt from the Iowa Real Estate Transfer Tax pursuant to Iowa Code Section 428A.2 Paragraph 15.

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.

STATE OF IOWA

Dated: December 31, 2003

MADISON COUNTY,

SS:

On this 31 day of Dec,
2004, before me, the undersigned, a Notary Public in and for said State, personally appeared Robin Leonard and Craig Leonard

[Signature]
Robin Leonard (Grantor)

[Signature]
Craig Leonard (Grantor)

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.

[Signature]
Notary Public

(Grantor)

(Grantor)

(This form of acknowledgment for individual grantor(s) only)

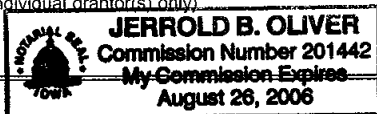


EXHIBIT "A"

Parcel "F" in the Northwest Fractional Quarter ($\frac{1}{4}$) of the Northwest Quarter ($\frac{1}{4}$) of Section Thirty-one (31), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., City of Winterset, Madison County, Iowa, more particularly described as follows: Commencing at the Southwest Corner of the Northwest Fractional Quarter ($\frac{1}{4}$) of the Northwest Quarter ($\frac{1}{4}$) of Section Thirty-one (31), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., City of Winterset, Madison County, Iowa, thence South $89^{\circ}15'30''$ East 50.00 feet along the South line of said Northwest Fractional Quarter ($\frac{1}{4}$) of the Northwest Quarter ($\frac{1}{4}$) which is the North line of Lane Street to the Point of Beginning; thence North $00^{\circ}00'00''$ East 191.90 feet; thence South $89^{\circ}17'43''$ East 94.30 feet along the South line of Parcel E; thence North $00^{\circ}00'13''$ West 33.87 feet to a point on the South line of Gold Buffet Subdivision; thence South $89^{\circ}15'30''$ East 38.20 feet; thence South $00^{\circ}00'00''$ East 225.67 feet to the South line of said Northwest Fractional Quarter ($\frac{1}{4}$) of the Northwest Quarter ($\frac{1}{4}$); thence North $89^{\circ}15'30''$ West 132.50 feet to the Point of Beginning containing 0.613 acres
