



This instrument prepared by:
ROSS F. BARNETT, ABENDROTH & RUSSELL, P.C., 2536 - 73rd Street, Urbandale, Iowa 50322

Return to:
IOWA REALTY CO., 3501 Westown Parkway, West Des Moines, Iowa 50266

(rms) PH # (515) 453-4635

Mail tax statements to:
Mercer Davis, 235 SW Locust, Earlham, IA 50072

File #6403167

\$ 90,000.00

WARRANTY DEED

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Cynthia Lee Leonard, a single person**, does hereby convey unto **Mercer Davis, a single person**, the following-described real estate in Madison County, Iowa:

Lot Four (4) and the North half (1/2) of Lot Five (5) in Block Seventeen (17) of the Original Town of Earlham, Madison County, Iowa.

SUBJECT TO ALL COVENANTS, RESTRICTIONS, AND EASEMENTS OF RECORD

Grantors do hereby covenant with Grantees, and successors in interest, that said 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 relinquish 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)
COUNTY OF Madison) SS:

Dated: April 27, 2004

On this 27th day of April, 2004, before me the undersigned, a Notary Public in and for said State, personally appeared **Cynthia Lee Leonard, a single person**, to me known to be the identical person named in and who executed the foregoing instrument and acknowledged that she executed the same as her voluntary act and deed.

Cynthia Lee Leonard
Cynthia Lee Leonard

Jane E. Krumm
Notary Public in and for said State

