



REC \$ 5.00
AUD \$ 5.00
R.M.F. \$ 1.00

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IOWA REALTY CO.
3501 WESTOWN PARKWAY
WEST DES MOINES, IA 50266

COMPUTER
RECORDED
COMPARED

MICKI UTSLER
RECORDER
MADISON COUNTY, IOWA

PREPARED BY: D. Cornelison, Esq, Iowa Realty, 3501 WESTOWN PKWY, WEST DES MOINES, IOWA 50266 515-453-6264/wt

Address Tax Statements to: Genesis Development, 115 S. Wilson, Jefferson, IA 50129 SPACE ABOVE THIS LINE FOR RECORDER

\$ 84,900.00

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: In consideration of the sum of ONE Dollar and other good and valuable consideration, the receipt of which is hereby acknowledged, **Al Leonard and Kimberly Leonard, Husband and wife**, hereby convey unto **Genesis Development**, the following described real estate, situated in **Madison** County, Iowa:

Lot One (1) of Mill Addition to the Original Town of Winterset, Madison County, Iowa

SUBJECT TO ALL COVENANTS, RESTRICTIONS AND EASEMENTS OF RECORD.

Grantors do hereby covenant with grantees, and their successors in interest, that said grantors hold fee title to the real estate; 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 they covenant to warrant and defend said 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 such 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 June 27, 2001.

Al Leonard

Kimberly Leonard

STATE OF IA, MADISON COUNTY, SS:

On this 27th day of JUNE, 2001, before me, a Notary Public in and for said State, personally appeared, **Al Leonard and Kimberly Leonard, Husband and Wife**, known to be the persons named in and who executed the foregoing instrument, and acknowledge that they executed the same as their voluntary act and deed.

Notary Public in and for Said State

