

Document 2006 4792

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Date 11/16/2006 Time 3:49 PM

Rec Amt \$17.00 Aud Amt \$5.00

MICHELLE UTSLER, COUNTY RECORDER
MADISON IOWA

COMPUTER	<input checked="" type="checkbox"/>
RECORDED	<input checked="" type="checkbox"/>
COMPARED	<input checked="" type="checkbox"/>



WARRANTY DEED

THE IOWA STATE BAR ASSOCIATION

Official Form No. 101

Recorder's Cover Sheet

SATC

Preparer Information: (Name, address and phone number)

Patrick A. Leonard
2338 Valleyview Avenue
St. Charles, IA 50240

Taxpayer Information: (Name and complete address)

Charles A. Leonard
1400 Cutler Avenue
Des Moines, IA 50315

Return Document To: (Name and complete address)

Charles A. Leonard
1400 Cutler Avenue
Des Moines, IA 50315

Grantors:

Patrick A. Leonard
2338 Valleyview Avenue
St. Charles, IA 50240

Grantees:

Charles A. Leonard
1400 Cutler Avenue
Des Moines, IA 50315

Legal description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of -0-
Dollar(s) and other valuable consideration,
Patrick A. and Melinda A. Leonard, husband and wife

do hereby Convey to
Charles A. and Sarah K. Leonard, 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:

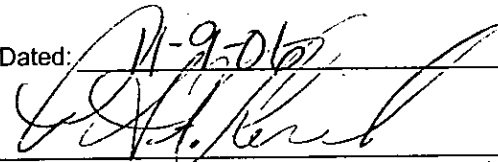
SEE ATTACHED

This Deeds is between family members, and is
exempt from Revenue Tax, Declaration of
Value filing.

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.

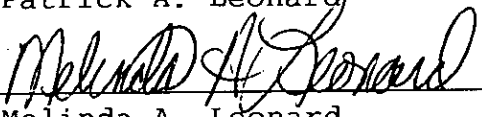
STATE OF Iowa
COUNTY OF Polk

Dated: 11-9-2006


Patrick A. Leonard (Grantor)

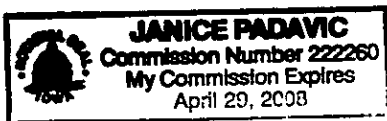
This instrument was acknowledged before
me on Nov. 9, 2006 by
Janice Padavic

_____, Notary Public


Melinda A. Leonard (Grantor)

(Grantor)

(Grantor)



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

PARCEL B - A PART OF THE SOUTHWEST $\frac{1}{4}$ OF
THE NORTHWEST $\frac{1}{4}$ OF SECTION 10,
TOWNSHIP 75 NORTH, RANGE 26 WEST
OF THE 5th P.M. MADISON COUNTY,
DESCRIBED AS FOLLOWS;

BEGINNING AT AN IRON PIN THAT IS
N $00^{\circ}28'14''$ W, A DISTANCE OF 200.50' FROM
THE WEST $\frac{1}{4}$ CORNER OF SAID SECTION 10;

THENCE N. $00^{\circ}28'14''$ W A DISTANCE OF 200.50' TO
AN IRON PIN;

THENCE N. $85^{\circ}27'08''$ E A DISTANCE OF 877.22 TO
AN IRON PIN;

THENCE S. $00^{\circ}28'14''$ E A DISTANCE OF 400.01' TO
AN IRON PIN;

THENCE S $85^{\circ}27'08''$ W A DISTANCE OF 877.22 TO
AN IRON PIN;

WHICH IS THE POINT OF BEGINNING

CONTAINING 4.03 ACRES OF LAND INCLUDING
0.15 ACRES OF MADISON COUNTY ROAD RIGHT OF WAY