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FILED NO. 3027

BOOK 141 PAGE 81

99 JAN 25 PM 2:42

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

MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA

Preparer Information Jerrold B. Oliver, P.O. Box 230, Winterset, Iowa 50273, (515) 462-3731

Individual's Name Street Address City Phone



WARRANTY DEED - JOINT TENANCY

SPACE ABOVE THIS LINE
FOR RECORDER

For the consideration of FIFTY-ONE THOUSAND
Dollar(s) and other valuable consideration,
CHARLES V. PERRY and ANN MARIE PERRY, Husband and Wife,

do hereby Convey to
CRAIG A. LEONARD and ROBIN M. LEONARD,

as Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described
real estate in Madison County, Iowa:

Parcel "A", located in the Southeast Quarter (1/4) of Section Ten (10), Township Seventy-five (75)
North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, as shown in Plat of
Survey filed in Book 3, Page 375 on January 6, 1999, in the Office of the Recorder of Madison
County, Iowa

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, Madison SS:

Dated: 1/21/99

On this 21st day of January, 19 99, before me, the undersigned, a Notary Public in and for said State, personally appeared Charles V. Perry and Ann Marie Perry

Charles V. Perry
Charles V. Perry (Grantor)

Ann Marie Perry
Ann Marie Perry (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
(This space is provided for individual grantor(s) only)

(Grantor)

(Grantor)