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FILED NO. 000331

BOOK 63 PAGE 284

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COMPUTER
RECORDED
COMPARED

REC'D 5.00
ADDS 5.00
TOTAL 1.00

MICHELLE UTSLER
RECORDED
MADISON COUNTY IOWA

Return to Coldwell Banker Mid-America Group Realtors ATTN: Closing Department
Preparer: 4800 Westown Parkway Suite 110 West Des Moines, IA 50266

983221 **WARRANTY DEED - JOINT TENANCY** SPACE ABOVE THIS LINE FOR RECORDER

For the consideration of One (\$1.00)
Dollar(s) and other valuable consideration, Virginia Busch Hampton, A Single Person and Kenneth Wayne Busch and Shirley Lois Busch, Husband and Wife and Carrol William Busch, A Single Person
do hereby Convey to Theodore L. Leonard and Beatrice 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:

Lot Two (2) of Busch Subdivision, an Addition to the City of Winterset, Madison County, Iowa, subject to and together with any and all easements, covenants and restrictions of record

REAL ESTATE TRANSFER TAX PAID 31
STATE OF Iowa
\$ 17.60
Michelle Utsher
RECORDER
7-22-99 Madison
DATE COUNTY



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 TEXAS, Iowa ss: Madison COUNTY,

Dated: 7-21-99

On this 21 day of July, 19 99, before me, the undersigned, a Notary Public in and for said State, personally appeared Virginia Busch Hampton, A Single Person and Kenneth Wayne Busch and Shirley Lois Busch, Husband and Wife and Carroll William Busch, A Single Person 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.

Virginia Busch Hampton
Virginia Busch Hampton (Grantor)

Kenneth Wayne Busch
Kenneth Wayne Busch (Grantor)

Shirley Lois Busch
Shirley Lois Busch (Grantor)

Carrol William Busch
Carrol William Busch (Grantor)

Early H. Wank Sept 17 2002
Notary Public
(This form of acknowledgment for individual grantor(s) only)