

THE IOWA STATE BAR ASSOCIATION
Official Form No. 103

JOHN E. CASPER ISBA # 000000816

FOR THE LEGAL EFFE
THIS FORM, CONSU

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BOOK 63 PAGE 590
1999 DEC -2 PM 3: 57

MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA

Preparer Information JOHN E. CASPER 223 E. COURT AVENUE WINTERSET (515) 462-4912
Individual's Name Street Address City Phone

SPACE ABOVE THIS LINE FOR RECORDER



WARRANTY DEED - JOINT TENANCY

For the consideration of SEVENTY-FIVE THOUSAND AND NO/100 (\$75,000.00) Dollar(s) and other valuable consideration, CITY OF WINTERSET, IOWA

do hereby Convey to AL LEONARD and KIMBERLY 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 One (1) in Mill Addition to the Original Town of Winterset, Madison County, Iowa,

This conveyance is exempt from transfer tax under Iowa Code Chapter 428A in that the Grantor is a political subdivision defined under Iowa Code Section 428A.2 (6).

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 _____ COUNTY, SS:

Dated: December 1, 1999

CITY OF WINTERSET, IOWA

On this _____ day of _____, 19____, before me, the undersigned, a Notary Public in and for said State, personally appeared

By: *Jerry L. Schwertfeger*
JERRY L. SCHWERTFEGER, Mayor (Grantor)

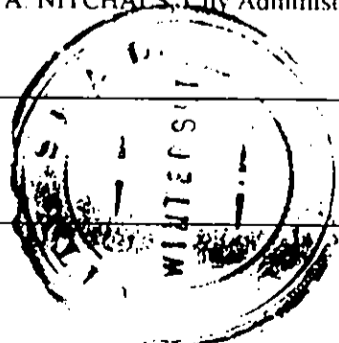
Mark A. Nitchals
MARK A. NITCHALS, City Administrator (Grantor)

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.

(Grantor)

(Grantor)

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



STATE OF IOWA

SS

MADISON COUNTY:

On this 1st day of December, 1999, before me, a Notary Public in and for the State of Iowa personally appeared Jerry L. Schwertfeger and Mark J. Nitchals, to me personally known, and, who, being by me duly sworn, did say that they are the Mayor and City Administrator, respectively, of the City of Winterset, Iowa; that the seal affixed to the foregoing instrument is the corporate seal of the corporation, and that the instrument was signed and sealed on behalf of the corporation, by authority of its City Council, as contained in the Resolution adopted by the City Council, of the City Council on the 7th day of September, 1999, and that Jerry L. Schwertfeger and Mark J. Nitchals acknowledged the execution of the instrument to be their voluntary act and deed and the voluntary act and deed of the corporation, by it voluntarily executed.



Cindy M. Bush
_____, Notary Public

Union State