

132-762

THE IOWA STATE BAR ASSOCIATION  
Official Form No 101

ISBA # 04560

FOR THE LEGAL EFFECT OF THE USE OF  
THIS FORM CONSULT YOUR LAWYER

60,000

REAL ESTATE TRANSFER  
TAX PAID 12  
STAMP #  
\$ 95.30  
Michelle Dittler  
RECORDER  
1-12-98 Madison  
DATE COUNTY

REC 5<sup>00</sup>  
ADD 10<sup>00</sup>  
R.M.F. 1<sup>00</sup>

FILED NO: 2558

BOOK 138 PAGE 383

98 JAN 12 AM 11:04

COMPUTER ✓  
RECORDED ✓  
COMPARED ✓

MICHELLE DITTLER  
RECORDER  
MADISON COUNTY, IOWA

Preparer Information Bryan R. Jennings, Reich Law Firm, 801 Main, Adel, Iowa 50003  
Individual's Name Street Address City 993-4254 Phone

SPACE ABOVE THIS LINE  
FOR RECORDER



### WARRANTY DEED

For the consideration of One  
Dollar(s) and other valuable consideration,  
Jeanne S. Jennings, a single person

do hereby Convey to  
Robert A. Leveque and LaDonna J. Leveque, 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

The East Half (1/2) of the Northeast Quarter (1/4) of Section Twenty (20), in Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, AND the Northeast Quarter (1/4) of the Southeast Quarter (1/4) of Section Twenty (20) and the West two rods in width of the Southwest Quarter (1/4) of the Southwest Quarter (1/4) of Section Twenty-one (21), and a strip of land 17 1/2 feet wide and two rods long running in a diagonal direction across the Southwest corner of the Northwest Quarter (1/4) of the Southwest Quarter (1/4) of Section Twenty-one (21), in Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa,

NOTE: This conveyance given pursuant to and in satisfaction of that one certain contract dated April 28, 1994, wherein this Grantor sold to Daniel Hodges and Jana L. Hodges, husband and wife, who thereafter assigned their interest therein to the Grantees shown herein; said contract has been completed.

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, Dated December 4, 1997

SS

DALLAS COUNTY,  
On this 4th day of December,  
19 97, before me, the undersigned, a Notary  
Public in and for said State, personally appeared  
Jeanne S. Jennings,  
a single person

Jeanne S. Jennings  
JEANNE S JENNINGS (Grantor)

(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)

Bryan R. Jennings  
Bryan R. Jennings

Notary Public, IOWA, R. Jennings

(Grantor)

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

EXP. 2-19-98