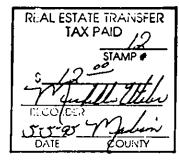
FOR THE LEGAL EFFECT OF THE USE OF THIS FORM, CONSULT YOUR LAWYER

RECORDED.



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MICHELLE UTSLEA RECORDER MADISON COUNTY, IOWA

SPACE ABOVE THIS LINE FOR RECORDER



beginning.

## WARRANTY DEED

For the consideration of One (\$1,00)  Dollar(s) and other valuable consideration,
John and Janet Lemon, husband and wife
do hereby Convey to
John and Delores Peckham, husband and wife
the following described real estate in <u>Madison</u> County, lowa:
Lots Three (3), Four (4), Five (5), and Six (6), in Block Five (5) in W. O. Lee's Addition to the town of Macksburg, Madison County, Iowa.
A tract of land described as follows, to-wit: Commencing at a point 39 rods West of the Northeast corner of Section Sixteen (16) in

Township Seventy-four (74) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa, running thence South 16 rods, thence West 3 rods, thence North 16 rods, thence East 3 rods to the place of

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.

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STATE OF <u>IOWA</u> .	Dated: May 4th 19	95
UNION COUNTY, On this day of,	John Germon	
199 <u>95</u> , before me, the undersigned, a Notary Public in and for said State, personally appeared	JOHN LEMON	(Grantor)
John and Janet Lemon, husband and wife	Janet Lemon	<i>j</i>
to me known to be the identical persons named in	ANET LEMON /	(Grantor)
and who executed the foregoing instrument and acknowledged that they executed the same as their		
voluntary act and deed		(Grantor)
Mes Cleypy at	ARNOLD O. KENYON III MY COMMISSION EXPIRES	
Notary Public	Ton 10/10/97	(Grantor)
(This form of acknowledgment for individual grantor(s) only)		

The Iowa State Bar Association CALFS Release 1.0 11/92

**101 WARRANTY DEED** Revised April, 1992