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THE IOWA STATE BAR ASSOCIATION  
Official Form No. 101

ISBA# 02197

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

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REC \$ 5.00  
AUD \$ 10.00  
R.M.F. \$ 1.00

REAL ESTATE TRANSFER  
TAX PAID 12  
STAMP #  
Michelle Utsher  
RECORDER  
5/5/95 Madison  
DATE COUNTY

FILED NO. 2849

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95 MAY -5 AM 10: 59

MICHELLE UTSLER  
RECORDER  
MADISON COUNTY, IOWA



### WARRANTY DEED

SPACE ABOVE THIS LINE  
FOR RECORDER

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 Madison County, Iowa:

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  
beginning.

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: May 4<sup>th</sup>, 1995

UNION COUNTY, ss:

On this 4<sup>th</sup> day of May, 199 95, before me, the undersigned, a Notary Public in and for said State, personally appeared

John and Janet Lemon, husband and wife

John Lemon  
JOHN LEMON (Grantor)

Janet Lemon  
JANET LEMON (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.

Arnold O. Kenyon III  
Notary Public

ARNOLD O. KENYON III  
MY COMMISSION EXPIRES  
10/10/97

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