

REC \$ 500  
AUD \$ 500  
R.M.F. \$ 100

FILED NO. 1961

BOOK 133 PAGE 787

95 FEB -1 AM 9:26

COMPUTER   
RECORDED   
COMPARED

MICHELLE UTSLER  
RECORDER  
MADISON COUNTY, IOWA

SPACE ABOVE THIS LINE  
FOR RECORDER



### WARRANTY DEED

For the consideration of ---One  
Dollar(s) and other valuable consideration,  
WILLIAM C. MORSE and VELDA M. MORSE, husband and wife,

do hereby Convey to  
LEON J. MORSE also known as LEON JAMES MORSE, a single person,

the following described real estate in Madison County, Iowa:

The Southeast Quarter (¼) of the Southwest Quarter (¼) and the North Half (½) of the Southwest Quarter (¼) of Section Twenty-seven (27), in Township Seventy-five (75) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa.

This deed is given in substitution for a deed dated January 21, 1995, and filed of record January 23, 1995, in Book 133, Page 769, in the Office of the Recorder of Madison County, Iowa, which deed contained a typographical error in the legal description of the property hereby conveyed. This deed is given to correct title, therefore, this transfer is exempt from the Iowa real estate transfer tax and declaration of value and groundwater hazard statement filing requirements.

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: January 26, 1995

SS:

MADISON COUNTY,  
On this 26th day of January,  
199 5, before me, the undersigned, a Notary  
Public in and for said State, personally appeared  
William C. Morse and Velda M. Morse

William C Morse  
(William C. Morse) (Grantor)

Velda M Morse  
(Velda M. Morse) (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.

Samuel H. Bjalandy  
Notary Public

(Grantor)

(Grantor)

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