

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

*105,000*  
**REAL ESTATE TRANSFER TAX PAID** 44  
 STAMP # 30  
*\$1167*  
*Michelle Utzler*  
 RECORDER  
*12-30-94* *Madison*  
 DATE COUNTY

COMPUTER   
 RECORDED   
 COMPARED

FILED NO. 1712  
 BOOK 133 PAGE 714  
 94 DEC 30 PM 3:05  
 MICHELLE UTZLER  
 RECORDER  
 MADISON COUNTY, IOWA

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

SPACE ABOVE THIS LINE FOR RECORDER

**WARRANTY DEED — JOINT TENANCY**

For the consideration of ONE AND NO/100  
 Dollar(s) and other valuable consideration, John F. Barber and Susan D. Barber, husband and wife,

do hereby Convey to Craig A. Leonard and Robin M. 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:

A part of the South Half (1/2) of the Northeast Quarter (1/4) of Section Two (2), in Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, lying North and West of county highway G-4-R and described as follows: Commencing at the Southwest corner of the Southeast Quarter (1/4) of the Northeast Quarter (1/4) of said Section Two (2); thence South 89°06'16" West, 314.05 feet to a point on the centerline of county highway G-4-R; thence along the centerline of said highway northeasterly along a curve concave southeasterly whose radius is 1910.00 feet, whose arc length is 13.22 feet, and whose chord bears North 38°02'10" East, 13.22 feet to the point of beginning, thence North 51°45'55" West, 50.00 feet to a point on the Northwesterly right-of-way line of said county highway: thence North 90°00'00" West, 50.00 feet; thence North 0°00'00" East 516.08 feet; thence North 90°00'00" East, 401.99 feet; thence South 0°00'00" East, 110 feet; thence South 46°36'35" East, 65.24 feet to a point being on the centerline of said county highway; thence along the centerline of said highway South 43°23'25" West, 360.78 feet; thence continuing along the centerline of said highway southwesterly along a curve concave southeasterly, whose radius is 1,910.00 feet, whose arc length is 171.86 feet, and whose chord bears thence South 40°48'45" West, 171.80 feet to the point of beginning and containing 3.8021 acres, more or less,

Subject to covenants, easements and restrictions of record, if any.

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 ss:  
Polk COUNTY,

Dated: 12/28/94

On this 28 day of December, 1994, before me the undersigned, a Notary Public in and for said State, personally appeared John F. Barber and Susan D. Barber, husband and wife,

[Signature] (Grantor)  
Susan D. Barber (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)

Robert R. Waddill  
12/5/96 Notary Public  
 (This form of acknowledgment for individual grantor(s) only)