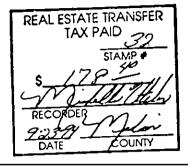


REC \$ 500 AUD \$ 500 R.M.F. \$ 1.00



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94 SEP 23 PH 3: 38

MICHELLE UTSLER RECORDER MADISON COUNTY, 10WA

SPACE ABOVE THIS LINE FOR RECORDER



## **WARRANTY DEED**

For the consideration of One Hundred Twelve Thousand and no/100 (\$112,000.00)  Dollar(s) and other valuable consideration, Gaylon Clague and Laura Clague, husband and wife,
do hereby Convey to Russell Leeper and Shirley Leeper, 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, lowa:

The East Fractional Half  $(\frac{1}{2})$  of the Northwest Fractional Quarter  $(\frac{1}{4})$  of Section Five (5) in Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa.

This deed is in fulfillment of the real estate contract recorded at Book 109 of page 175 in the Madison County Recorder's Office.

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 acknowledgement hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

STATE OF	DATED: September 22, 1994	
SS:  MADISON COUNTY,  On this 22 day of September  19 94, before me, the undersigned, a Notary Public	Harlan Classe	
in and for said State, personally appeared	Gaylon Clague	(Grantor)
to me known to be/the identical persons named in and	Laura Clague	(Grantor)
who executed the foregoing instrument and acknow- ledged that they executed the same as their voluntary act and deed.		(Granter)
Notary Public	·	(Grantor)
(This form of peratow) to the district for individual grantor(s) only)	/<	(Grantor)

OThe lowe State Bar Association This Printing April, 1992 101 WARRANTY DEED Revised April, 1989