

THE IOWA STATE BAR ASSOCIATION
Official Form No. 101

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

COMPUTER
RECORDED
COMPARED

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

REAL ESTATE TRANSFER
TAX PAID 32
STAMP # 40
\$ 178.40
Michelle Utsler
RECORDER
9-23-94 Madison
DATE COUNTY

FILED NO. 858

BOOK 133 PAGE 414

94 SEP 23 PH 3: 38

MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA



WARRANTY DEED

SPACE ABOVE THIS LINE
FOR RECORDER

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, Iowa:

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 IOWA,
MADISON COUNTY, ss:

DATED: September 22, 1994

On this 22 day of September,
19 94, before me, the undersigned, a Notary Public
in and for said State, personally appeared
Gaylon Clague and
Laura Clague

Gaylon Clague
Gaylon Clague (Grantor)

Laura Clague
Laura Clague (Grantor)

to me known to be the identical persons named in and
who executed the foregoing instrument and acknow-
ledged that they executed the same as their voluntary
act and deed.

Harold M. Flander
Notary Public

(This form of acknowledgment for individual grantor(s) only)
Harold M. Flander (Grantor)