

REAL ESTATE TRANSFER
TAX PAID

STAMP # 11

\$ 160

Michelle Utzler
RECORDER

11-2-94 Madison
DATE COUNTY

COMPUTER ✓
RECORDED ✓
COMPARED ✓

FILED NO. 1240

BOOK 59 PAGE 701

94 NOV -2 PM 2:31

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

MICHELLE UTZLER
RECORDER
MADISON COUNTY, IOWA

SPACE ABOVE THIS LINE
FOR RECORDER



WARRANTY DEED

For the consideration of ---One Thousand Two Hundred Fifty
Dollar(s) and other valuable consideration,
FRANCES ALICE LEONARD also known as FRANCES A. LEONARD, a single person,

do hereby Convey to
CANDACE WARREN

the following described real estate in Madison County, Iowa:

Lot Seven (7) in Block Two (2) of Rail Road Addition to the Town of Winterset,
Madison County, Iowa.

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 Canada

Dated: August 8, 1994

BRAZIL COUNTY,

ss:

On this 8 day of August,
1994, before me, the undersigned, a Notary
Public in and for said State, personally appeared
FRANCES ALICE LEONARD

Frances Alice Leonard
(Frances Alice Leonard) (Grantor)

(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)

Marilyn K. Nations
Marilyn K. Nations
Consular Agent of the
United States of America



OPTIONAL FORM 175
(FORMERLY FS-88)
MARCH 1975
DEPT. OF STATE
50175-101

Certificate of Acknowledgment of Execution of an Instrument

 Brazil

 (Country)
 Fortaleza, Ceara

 (County and/or other political division)

 (County and/or other political division)
 Dr. Marilyn K. Nations

 (Name of foreign service office)

SS:

I, Dr. Marilyn K. Nations, Consular Agent

 of the United States of America at Fortaleza, Ceara, Brazil

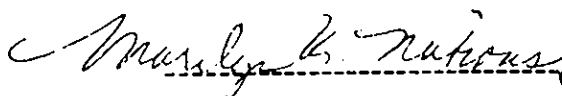
 duly commissioned and qualified, do hereby certify that on this 8th

 day of August, 1994, before me personally appeared _____

 (DATE)
Frances Alice Leonard

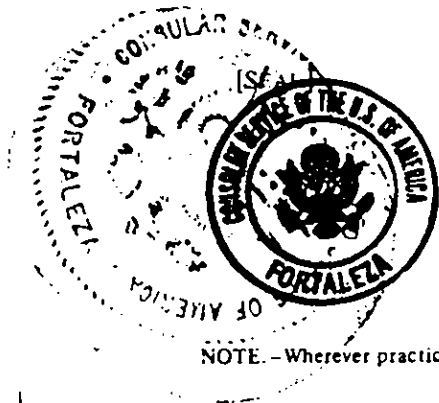
 to me personally known, and known to me to be the individual--described in, whose
 name she subscribed to, and who executed the annexed instrument, and being
 informed by me of the contents of said instrument she duly acknowledged to me
 that she executed the same freely and voluntarily for the uses and purposes therein
 mentioned.

In witness whereof I have hereunto set my hand and
 official seal the day and year last above written.



 Marilyn K. Nations
 Consular Agent of the
 United States of America

 Consular Agent of the United States of America



NOTE - Wherever practicable all signatures to a document should be included in one certificate. * U.S. GPO: 1980-0-311-163/5279