

62, 000

### WARRANTY DEED

**Know All Men by These Presents:** That Stephen M. Leeper and Linda S. Leeper,  
husband and wife,

\_\_\_\_\_ in consideration  
of the sum of ONE DOLLAR AND OTHER VALUABLE CONSIDERATION  
in hand paid do here Convey unto Jay W. Hughes and Madonna S. Hughes,  
husband and wife,

as joint tenants with full rights of survivorship, and not as tenants in common, the following described real estate,  
situated in Madison County, Iowa, to-wit:

The South 110 feet of a tract of land described as follows, to-wit:  
Commencing at the Northwest corner of Section Seven (7), in Town-  
ship Seventy-seven (77) North, Range Twenty-eight (28) West of the  
5th P.M., Madison County, Iowa, thence due South 170.0 feet along  
the section line, thence North 88° 38' East, 33.0 feet to the point  
of beginning; thence continuing North, 88° ;38' East, 168.5 feet;  
thence due South 220.0 feet; thence South, 88° 38' West, 168.5  
feet; thence due North 220.0 feet along the East right-of-way line  
of a county road to the point of beginning, containing 0.4254  
acres, subject to and together with any and all easements, covenants  
and restrictions of record.

REAL ESTATE TRANSFER  
TAX PAID 23  
STAMP #  
\$ 67 65  
Mary E. Welty  
RECORDER  
5-6-87 Madison  
DATE COUNTY

2214  
FILED NO. \_\_\_\_\_  
BOOK 123 PAGE 153  
1987 MAY -6 PM 3:19  
MARY E. WELTY  
RECORDER  
MADISON COUNTY, IOWA

Fee \$5.00, Trans. \$5.00

And the grantors do Hereby Covenant with the said grantees, and successors in interest, that said grantors hold  
said real estate by title in fee simple; that they have good and lawful authority to sell and convey the same; that  
said premises are Free and Clear of all Liens and Encumbrances Whatsoever except as may be above stated; and  
said grantors Covenant to Warrant and Defend the said premises against the lawful claims of all persons whomsoever,  
except as may be above stated.

Each of the undersigned hereby relinquishes all rights of dower, homestead and distributive share in and to the  
described premises.

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.

Signed this 15 day of April, 19 87

Stephen M. Leeper  
Stephen M. Leeper  
Linda S. Leeper  
Linda S. Leeper

STATE OF IOWA,  
COUNTY OF Polk ss.

On this 15 day of April, 19 87 before me,  
the undersigned, a Notary Public in and for said County, in said  
State, personally appeared Stephen M. Leeper and  
Linda S. Leeper, husband and wife,

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.

John R. Mortimer  
JOHN R. MORTIMER  
Notary Public in and for said County.

DEED RECORD 123