



Document 2010 423

Book 2010 Page 423 Type 03 001 Pages 2  
Date 3/01/2010 Time 3:02 PM  
Rec Amt \$14.00 Aud Amt \$5.00  
Rev Transfer Tax \$47.20  
Rev Stamp# 387

INDX ✓  
ANNO ✓  
SCAN  
CHEK

LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

THE IOWA STATE BAR ASSOCIATION  
Official Form No. 101 - May 2006

Jerrold B. Oliver

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

Return To: Jerrold B. Oliver, P.O. Box 230, Winterset, IA 50273, (515) 462-3731

Preparer: Jerrold B. Oliver, P.O. Box 230, Winterset, IA 50273, (515) 462-3731

Taxpayer: HDH Enterprises, LLC, 922 N 3rd Ave., Winterset, IA 50273



### WARRANTY DEED

For the consideration of \$30,000.00 Dollar(s) and other valuable consideration,  
Theodore L. Leonard and Beatrice K. Leonard, Husband and Wife

do hereby  
Convey to HDH Enterprises, LLC

the  
following described real estate in Madison County, Iowa:  
See 1 in Addendum

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.

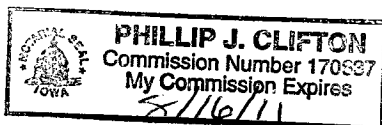
Theodore L. Leonard (Grantor)

Dated: 2-12-10  
  
Beatrice K. Leonard (Grantor)

STATE OF IOWA, COUNTY OF MADISON

This instrument was acknowledged before me on \_\_\_\_\_, by Theodore L. Leonard and Beatrice K. Leonard

\_\_\_\_\_, Notary Public



(This form of acknowledgment for individual grantor(s) only)

## Addendum

1. Lot Two (2) of the Duff & Jordan Addition to the City of Winterset, Madison County, Iowa, AND Lot Three (3) of the Duff & Jordan Addition to the City of Winterset, Madison County, Iowa

This deed is is partial satisfaction of a Real Estate Contract dated November 25, 2009, and filed December 4, 2009, in Book 2009, Page 3685 of the Recorder's Office of Madison, Iowa