



Document 2013 529

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Date 2/19/2013 Time 3:45 PM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$165.60

Rev Stamp# 45 DOV# 42

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

INDX ✓
ANNO
SCAN
CHEK

✓ AFTER RECORDING RETURN TO:

Brent R. Zimmerman
4940 Pleasant St
West Des Moines, IA 50266

Prepared by: Brent R. Zimmerman, 4940 Pleasant St, West Des Moines, Iowa 50266, 515/276-8224

Tax Statements: Brian R. Leech: 2764 HWY 92, WINTERSVT, IA 50273

\$103515

WARRANTY DEED

1
2

For the consideration of One (\$1.00) Dollar and other valuable consideration, **Jeffrey S. Strait and Nancy M. Strait, both single persons**, does hereby Convey to **Brian R. Leech**, the following described real estate in **Madison County, Iowa**:

* n/k/a Nancy M. Craig

The Southwest Quarter (1/4) of the Northeast Quarter (1/4) of Section Twenty-five (25) in Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, EXCEPT Parcel "H" located in the Southwest Quarter (1/4) of the Northeast Quarter (1/4) of said Section Twenty-five (25), containing 4.067 acres, as shown in Plat of Survey filed in Book 2006, Page 62 on January 4, 2006, in the Office of the Recorder of Madison County, Iowa AND a tract of land commencing 6 rods East of the Southwest corner of the Northwest Quarter (1/4) of the Northeast Quarter (1/4) and running thence East 42 rods and 11 feet, thence North 20 rods and 8 feet to the South line of the highway as now established and used across said 40-acre tract, thence in a Southwesterly direction along the South line of said highway to a point 14 rods and 11 feet North of the place of beginning, thence South to the place of beginning, in Section Twenty-five (25).



Grantors do hereby Covenant with grantee, and his successor 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.

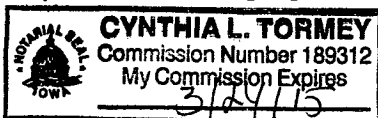
Dated: 2-1-13

Jeffrey S. Strait

Nancy M. Strait n/k/a Nancy M. Craig

STATE OF IOWA, Polk COUNTY, Ss:

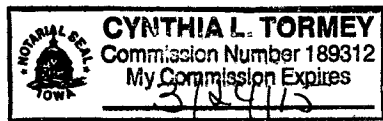
This instrument was acknowledged before me on this 1st day of February, 2012,
by Jeffrey S. Strait, a single person.



Cynthia L. Torney
Notary Public

STATE OF IOWA, Polk COUNTY, Ss:

This instrument was acknowledged before me on this 1st day of February, 2012,
by Nancy M. Strait n/k/a Nancy M. Craig, a single person.



Cynthia L. Torney
Notary Public