



BK: 2016 PG: 1250
Recorded: 5/12/2016 at 9:24:38.0 AM
Fee Amount: \$17.00
Revenue Tax: \$503.20
LISA SMITH RECORDER
Madison County, Iowa

This instrument prepared by:

ROSS F. BARNETT, Abendroth & Russell, P.C., 2560 73rd St, Urbandale, IA 50322-4700

Phone No.: (515)453-4768

Return to:

Gary L. Leopold and Karen A. Leopold, 3062 Clark Tower Rd, Winterset, IA 50273

Mail tax statements to:

Gary L. Leopold and Karen A. Leopold, 3062 Clark Tower Rd, Winterset, IA 50273

Order No.: MES-64712/AJ

WARRANTY DEED

Legal: Parcel "A" located in the Northeast Quarter (1/4) of the Southeast Quarter (1/4) of Section Fourteen (14), Township Seventy-four (74) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, containing 10.00 acres, as shown in Plat of Survey filed in Book 2, Page 629 on November 22, 1995, in the Office of the Recorder of Madison County, Iowa.

For the consideration of One Dollar (\$1.00) and other good valuable consideration, receipt of which is hereby acknowledged, **John E. Thompson by and through Riina K. Thompson, as attorney-in-fact, and Riina K. Thompson, a married couple**, do hereby convey unto **Gary L. Leopold and Karen A. Leopold, a married couple, as Joint Tenants with full rights of survivorship and not as Tenants in Common**, the above-described real estate.

SUBJECT TO ALL COVENANTS, RESTRICTIONS AND EASEMENTS OF RECORD

Grantors do hereby covenant with Grantees, and successors in interest, that Grantors hold the real estate by title in fee simple; that the Grantors 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.

Riina K. Thompson
Riina K. Thompson
As attorney-in-fact for
John E. Thompson
Riina K. Thompson
Riina K. Thompson

STATE OF Iowa)
COUNTY OF Madison) SS:

This instrument was acknowledged before me on May 10 20 16 by Riina K. Thompson, as attorney-in-fact for John E. Thompson and Riina K. Thompson, a married couple.



Tanner K Loyd
Notary Public in and for said State