



Document 2016 2632

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Date 9/08/2016 Time 1:05:27PM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$166.40

Rev Stamp# 349

INDX ✓
ANNO ✓
SCAN

LISA SMITH, COUNTY RECORDER

MADISON COUNTY IOWA

CHEK

©THE IOWA STATE BAR ASSOCIATION Official Form No. 101 - August 2013	Jerrold B. Oliver	FOR THE LEGAL EFFECT OF THE USE OF THIS FORM, CONSULT YOUR LAWYER
Return To: HDH Enterprises, LLC, 922 N. 3rd Avenue, Winterset, IA 50273		
Preparer: Jerrold B. Oliver, 101 1/2 W. Jefferson, Winterset, IA 50273, Phone: (515) 462-3731		
Taxpayer: HDH Enterprises, LLC, 922 N. 3rd Avenue, Winterset, IA 50273		



WARRANTY DEED

For the consideration of \$104,500.00 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 description attached.

This Deed is given in fulfillment of a Real Estate Contract filed December 4, 2009, in Book 2009, Page 3685 in the Office of the Madison County, Iowa, Recorder.

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.

Dated: February 4, 2016

Theodore L. Leonard
Theodore L. Leonard (Grantor)

Beatrice K. Leonard
Beatrice K. Leonard (Grantor)

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me this 4 day of February, 2016, by Theodore L. Leonard and Beatrice K. Leonard



Toni Marie Tindle
Signature of Notary Public

LEGAL DESCRIPTION:

Parcel "T" in the Southeast Quarter of the Northwest Quarter of Section 36, Township 76 North, Range 28 West of the 5th P.M., City of Winterset, Madison County, Iowa more particularly described as follows:

Commencing at the Center corner of Section 36, Township 76 North, Range 28 West of the 5th P.M., City of Winterset, Madison County, Iowa; thence North 00°00'00" East, 25.00 feet along the East line of the Northwest Quarter of said Section 36 to the point of beginning. Thence continuing along said East line, North 00°00'00" East, 188.70 feet; thence South 89°50'36" West, 161.60 feet to the Southeast corner of Corkrean & **Watts** Addition, Plat No. 5; thence along the South line of said Corkrean & **Watts** Addition, Plat No. 5, South 89°57'19" West, 223.40 feet; thence South 01°07'07" West, 180.60 feet; thence South 88°53'29" East, 388.60 feet to the point of beginning and containing 71,379 square feet.