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INDX
ANNO
SCAN
CHEK

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

This instrument prepared by:

JOSEPH F WALLACE, Simpson, Jensen, Abels, Fischer & Bouslog PC, 400 Locust St, Ste 400, Des Moines, IA 50309
Phone No.: 515-453-4607

Mail tax statements and return document to:
Leen LLC, 1826 Green Ln, Winterset, IA 50273

LSB63349

$\frac{1}{2}$

\$636,000

WARRANTY DEED

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Jana Peters, a single person**, does hereby convey unto **Leen LLC, a limited liability company**, the following described real estate:

The Northeast Quarter (¼) of the Southeast Quarter (¼) of Section Eighteen (18), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa; AND all that part of the Northwest Quarter (¼) of the Southeast Quarter (¼) of said Section Eighteen (18) lying East of the river; AND all that part of the Southwest Quarter (¼) of the Southeast Quarter (¼) of said Section Eighteen (18) lying North and East of the river; AND all that part of the Southeast Quarter (¼) of the Southeast Quarter (¼) of said Section Eighteen (18) lying North and West of the river; EXCEPT a tract of land located in the Northeast Quarter (¼) of the Southeast Quarter (¼) of said Section Eighteen (18), more particularly described as follows, to-wit: Commencing at the Southeast corner of the Northeast Quarter (¼) of the Southeast Quarter (¼) of Section Eighteen (18), running thence West 1040 feet, thence North 62° East, 402.3 feet thence North 48° East, 230 feet, thence North 38° East, 565 feet, thence North 26° East, 396 feet, thence South 1171 feet to the place of beginning.



Order No.: MES-87716/

SUBJECT TO ANY COVENANTS, RESTRICTIONS AND EASEMENTS OF RECORD

Grantor does hereby covenant with Grantee, and successors in interest, that said Grantor holds the real estate by title in fee simple; that the Grantor has 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 Grantor covenants 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.

Jana Peters
Jana Peters

STATE OF Iowa)
COUNTY OF Dallas) SS:

This instrument was acknowledged before me on 8.29 2019 by Jana Peters, a single person.

Barbara J. Stout
Notary Public in and for said State

