

COMPUTER   
RECORDED   
COMPARED

FILED NO. **1370**

BOOK 137 PAGE 37

96 NOV 15 PM 3:38

REC \$5.00  
ADD \$5.00  
R.M.F. \$1.00

MICHELLE UTSLER  
RECORDER  
MADISON COUNTY, IOWA

Preparer  
Information

Dean R. Nelson  
Individual's Name

P.O. Box 370  
Street Address

Earlham, IA 50072 (515) 758-2267  
City Phone



### WARRANTY DEED

SPACE ABOVE THIS LINE  
FOR RECORDER

For the consideration of ---the private partition of property  
~~Contracts~~ and other valuable consideration,  
RUSSELL W. LEEPER and SHIRLEY J. LEEPER, husband and wife, as joint tenants with  
full rights of survivorship, and not as tenants in common,

do hereby Convey to  
RUSSELL W. LEEPER and SHIRLEY J. LEEPER, husband and wife, as tenants in common,

the following described real estate in Madison County, Iowa:

The East Fractional Half ( $\frac{1}{2}$ ) of the Northwest Fractional Quarter ( $\frac{1}{4}$ ) of Section  
Five (5) in Township Seventy-six (76) North, Range Twenty-eight (28) West of the  
5th P.M., Madison County, Iowa.

This is a transfer between husband and wife for the private partition of property  
with monetary consideration of less than \$500.00; therefore, this transfer is  
exempt from the Iowa real estate transfer tax and declaration of value and  
groundwater hazard statement filing requirements.

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.

STATE OF IOWA

Dated: November 14, 1996

MADISON COUNTY, SS:  
On this 14 day of November,  
19 96, before me, the undersigned, a Notary  
Public in and for said State, personally appeared  
Russell W. Leeper and Shirley J. Leeper

Russell W. Leeper  
(Russell W. Leeper) (Grantor)

Shirley J. Leeper  
(Shirley J. Leeper) (Grantor)

to me known, to be the identical persons named in  
and who executed the foregoing instrument and  
acknowledged that they executed the same as their  
voluntary act and deed.

Dean R. Nelson  
(Dean R. Nelson)  
Notary Public

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

(Grantor)

(Grantor)