

COMPARED

FILED NO. 2904

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Fee \$5.00
Transfer \$5.00

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MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA



WARRANTY DEED — JOINT TENANCY

SPACE ABOVE THIS LINE
FOR RECORDER

For the consideration of ---the private partition of property
Dollar(s) and other valuable consideration, RUSSELL W. LEEPER and SHIRLEY J. LEEPER, husband
and wife,

do hereby Convey to RUSSELL W. LEEPER and SHIRLEY J. LEEPER, husband and wife,

as Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described real estate in
Madison County, Iowa:

The West 45 acres of the North One-half (N½) of the Northeast Quarter (NE¼) of Section Nine (9) in Township Seventy-six (76) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa, except commencing at the Southwest Quarter of the East 8 acres of the Southwest Quarter (SW¼) of the Southeast Quarter (SE¼) of Section Four (4) in Township Seventy-six (76) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa, thence East 192 feet to the point of beginning, thence South 31 feet, thence East 12 feet, thence North 31 feet, thence West 12 feet to the point of beginning.

This is a transfer between husband and wife for the private partition of property and without actual monetary consideration; therefore, this deed 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, ss:
MADISON COUNTY,

Dated: May 28, 1992

On this 28 day of May, 1992, 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 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)