

REAL ESTATE TAX PAID  
 TAX PAID 26  
 \$ 63.20  
 Michelle Utaler  
 RECORDER  
 2-20-92 Madison  
 DATE COUNTY

FILED NO. 1964

BOOK 129 PAGE 558

92 FEB 20 PM 3:56

MICHELLE UTALER  
RECORDER  
MADISON COUNTY, IOWA

Fee \$5.00  
Transfer \$5.00

COMPARED

SPACE ABOVE THIS LINE  
FOR RECORDER



WARRANTY DEED — JOINT TENANCY

For the consideration of FORTY THOUSAND AND NO/100----- (\$40,000.00)  
Dollar(s) and other valuable consideration, JOHN E. TRABERT and MARY ANN TRABERT, Husband and  
Wife,

do hereby Convey to RONALD R. LEEPER and BETTY J. LEEPER

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

The Southeast Quarter (SE $\frac{1}{4}$ ) of the Northeast Quarter (NE $\frac{1}{4}$ ), and the Southwest Quarter (SW $\frac{1}{4}$ ) of the Northeast Quarter (NE $\frac{1}{4}$ ) of the Northeast Quarter (NE $\frac{1}{4}$ ), of Section Twenty-nine (29), and a tract of land described as follows: Commencing at the Northwest corner of the Southeast Quarter (SE $\frac{1}{4}$ ) of the Northeast Quarter (NE $\frac{1}{4}$ ) of the Northeast Quarter (NE $\frac{1}{4}$ ) of said Section Twenty-nine (29) and running thence South 40 rods, thence East 16 rods, thence North 21 rods and 3 links, thence East 5 rods and 11 links, thence North 6 rods, thence West 2 rods and 15 links to the West side of brook, thence North 10° West 12 rods and 24 links to a stone on the East side of the brook and on the North line of the 10-acre tract last described, thence West on said line 16 rods and 14 links to the place of beginning, all in Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, EXCEPT a parcel of land commencing at the Southeast corner of the Northeast Quarter (NE $\frac{1}{4}$ ) of said Section Twenty-nine (29), thence North 0° 00' 61.0 feet to the centerline of a county road, thence South 89° 28' West 899.0 feet along the centerline of the county road to point of beginning, thence North 0° 45' East 130.0 feet, thence South 89° 29' West 32.0 feet, thence North 0° 45' East 44.0 feet, thence North 89° 28' East 32.0 feet, thence North 0° 45' East 92.0 feet, thence North 89° 47' East 89.0 feet, thence North 0° 00' 211.0 feet, thence South 89° 50' West 327.1 feet, thence South 0° 43' West 479.0 feet to the centerline of a county road, thence North 89° 28' East 240.0 feet to point of beginning, containing 3.030 Acres including 0.193 Acres of county road right of way.

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: Feb 20, 1992

On this 20 day of February, 1992, before me the undersigned, a Notary Public in and for said State, personally appeared John E. Trabert and Mary Ann Trabert

*John E. Trabert* (Grantor)  
*Mary Ann Trabert* (Grantor)  
 \_\_\_\_\_ (Grantor)  
 \_\_\_\_\_ (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.

*Jerrold B. Oliver* Notary Public  
(This form of acknowledgment for individual grantor(s) only)

