

REAL ESTATE TRANSFER
TAX PAID 5
STAMP #
\$ 6480
Michelle Utsler
RECORDER
8-1-94 Madison
DATE COUNTY

COMPUTER
RECORDED
COMPARED

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

FILED NO. 312
BOOK 133 PAGE 254
94 AUG -2 AM 11:19
MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA

SPACE ABOVE THIS LINE
FOR RECORDER



WARRANTY DEED - JOINT TENANCY

For the consideration of ---Forty-one Thousand
Dollar(s) and other valuable consideration,
RUSSELL W. LEEPER and SHIRLEY J. LEEPER, husband and wife,

do hereby Convey to
WILLIAM D. HENKE and JULIE A. HENKE, 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 Half of the Northeast Quarter of Section 9 in Town-
ship 76 North, Range 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 of the South-
east Quarter of Section 4 in Township 76 North, Range 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,

and
Parcel "A" located in the Southeast Quarter of the Northeast Quarter of Section 9,
Township 76 North, Range 29 West of the 5th Principal Meridian, Madison County, Iowa,
more particularly described as follows: Beginning at the Northeast Corner of the
SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 9, T76N, R29W of the 5th P.M., Madison County, Iowa; thence,
along the East line of said Section 9, South 00°00'00" 126.94 feet; thence South
87°17'08" West 502.96 feet; thence North 65°13'19" West 362.15 feet to the North line
of said SE $\frac{1}{4}$ of the NE $\frac{1}{4}$; thence, along said North line, South 89°55'46" East 831.21
feet to the Point of Beginning. Said Parcel "A" contains 2.176 acres, including
0.297 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,
MADISON COUNTY, ss:
On this 22 day of July,
199 4, before me, the undersigned, a Notary
Public in and for said State, personally appeared
Russell W. Leeper and Shirley J. Leeper

Dated: July 22, 1994

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

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

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

Dean Nelson
(Dean Nelson)
Notary Public

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