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LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA



**WARRANTY DEED**  
THE IOWA STATE BAR ASSOCIATION  
Official Form No. 101  
Recorder's Cover Sheet

**Preparer Information:** (Name, address and phone number)

Samuel H. Braland, 115 E. First Street, P.O. Box 370, Earlham, Iowa 50072 (515) 758-2267

**Taxpayer Information:** (Name and complete address)

Russell W. and Shirley J. Leeper  
1741 Pitzer Road  
Earlham, Iowa 50072

**Return Document To:** (Name and complete address)

Samuel H. Braland  
P.O. Box 370  
Earlham, Iowa 50072

**Grantors:**

Russell W. Leeper

**Grantees:**

Russell W. Leeper Trust

**Legal description:** See Page 2

**Document or instrument number of previously recorded documents:**



### WARRANTY DEED

For the consideration of One and no/100ths (\$1.00)  
Dollar(s) and other valuable consideration,  
RUSSELL W. LEEPER and SHIRLEY J. LEEPER, husband and wife,

do hereby Convey to  
Russell W. Leeper as Trustee of the RUSSELL W. LEEPER TRUST dated December 18, 2009

the following described real estate in Madison County, Iowa:

An undivided one-half interest in and to:

The Southeast Quarter (1/4) and the South Half (1/2) of the Northeast Quarter (1/4) of Section Nine (9), Township Seventy-six (76) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa, EXCEPT Parcel "A" located in the Southeast Quarter (1/4) of the Northeast Quarter (1/4) of said Section Nine (9), containing 2.176 acres, as shown in Plat of Survey filed in Farm Plat Book 2, Page 494 on August 2, 1994, in the Office of the Recorder of Madison County, Iowa.

Monetary consideration is less than \$500; therefore, this transfer is exempt from the Iowa real estate transfer tax and declaration of value and groundwater hazard statement filing requirements pursuant to Section 428A.2(21), Code of Iowa.

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  
COUNTY OF DALLAS

Dated: December 18, 2009

This instrument was acknowledged before  
me on December 18, 2009 by  
Russell W. Leeper and Shirley J. Leeper

Russell W. Leeper  
Russell W. Leeper (Grantor)

Shirley J. Leeper  
Shirley J. Leeper (Grantor)

Samuel H. Braland, Notary Public

Samuel H. Braland  
Commission No. 103827 (Grantor)

January 18, 2011  
Iowa Notarial Seal (Grantor)

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