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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:

Shirley J. Leeper

Grantees:

Shirley J. 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,
SHIRLEY J. LEEPER and RUSSELL W. LEEPER, wife and husband,

do hereby Convey to
Shirley J. Leeper as Trustee of the SHIRLEY J. LEEPER TRUST dated December 18, 2009

the following described real estate in Madison County, Iowa:

An undivided one-third interest in and to:

The West Half (1/2) of the Northwest Quarter (1/4) and the Northeast Quarter (1/4) of the Southwest Quarter (1/4) of Section Five (5), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., 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
Shirley J. Leeper and Russell W. Leeper

Shirley J. Leeper
Shirley J. Leeper (Grantor)

Russell W. Leeper
Russell W. Leeper (Grantor)

Samuel H. Braland, Notary Public

Samuel H. Braland
COMMISSION NO. 103627 (Grantor)

January 18, 2011
IOWA NOTARIAL SEAL (Grantor)

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