



WARRANTY DEED

Know All Men by These Presents: That KEITH ALGREEN and EDNA L. ALGREEN,
husband and wife,

_____ in consideration
of the sum of ----Forty Thousand Dollars and no/100ths -----
in hand paid do hereby Convey unto RUSSELL W. LEEPER and SHIRLEY J. LEEPER, husband and
wife,

Grantees' Address: R. R. 1, Box 194, Earlham, IA 50072
the following described real estate, situated in Madison County, Iowa, to-wit:

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 Deed is given in fulfillment of a Real Estate Contract dated March 15, 1983, and filed of record April 22, 1983, in the Office of the Madison County Recorder in Book 116, Page 621.

1165

FILED NO. 1165
BOOK 123 PAGE 780

1988 JAN -6 PM 2:25

MARY E. WELTY
RECORDER
MADISON COUNTY, IOWA

Fee \$5.00
Transfer \$5.00

Compared

REAL ESTATE TRANSFER
TAX PAID <u>3</u>
STAMP #
\$ <u>44.00</u>
<u>Mary E. Welty</u>
RECORDER
<u>1-6-88</u> <u>Madison</u>
DATE COUNTY

And the grantors do Hereby Covenant with the said grantees, and successors in interest, that said grantors hold said real estate by title in fee simple; that they have good and lawful authority to sell and convey the same; that said premises are Free and Clear of all Liens and Encumbrances Whatsoever except as may be above stated; and said grantors Covenant to Warrant and Defend the said premises against the lawful claims of all persons whomsoever, except as may be above stated.

Each of the undersigned hereby relinquishes all rights of dower, homestead and distributive share in and to the described premises.

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.

Signed this 6th day of January, 19 88.

STATE OF IOWA
MADISON COUNTY,

ss:

Keith Algreen
(Keith Algreen)

Edna L. Algreen
(Edna L. Algreen)

On this 6th day of January, 19 88, before me, the undersigned, a Notary Public in and for said State, personally appeared Keith Algreen and Edna L. Algreen

501 W. Filmore, Winterset, IA 50273
(Grantor's address)

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.

Dean R. Nelson

(Dean R. Nelson) Notary Public in and for the State of Iowa

Please type or print name under signature as per Sec. 338.2 Code of Iowa