



Document 2011 2042

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Date 8/01/2011 Time 4:15 PM

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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA



WARRANTY DEED

(Joint Tenancy)

THE IOWA STATE BAR ASSOCIATION

Official Form #103

Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)

John E. Casper, 223 E. Court Avenue, P.O. Box 67, Winterset, IA 50273, Phone: (515) 462-4912

Taxpayer Information: (Name and complete address)

Gail L. and Sally A. Leeper, 704 W. Benton Street, Winterset, IA 50273

Return Document To: (Name and complete address)

John E. Casper, 223 E. Court Avenue, P.O. Box 67, Winterset, IA 50273, Phone: (515) 462-4912

Grantors:

Doris R. Wilkie

Grantees:

Gail L. Leeper
Sally A. Leeper

Legal description: See Page 2

Document or instrument number of previously recorded documents: N/A



WARRANTY DEED - JOINT TENANCY

For the consideration of gift from parent to child _____ Dollar(s) and other valuable consideration,
Doris R. Wilkie, a Single Person,

_____ do hereby Convey to
Gail L. Leeper and Sally A. Leeper, 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:

Parcel "U" in the Southwest Quarter of the Northeast Quarter of Section 36, Township 76 North, Range
28 West of the 5th P.M., City of Winterset, Madison County, Iowa as shown in Plat of Survey filed in
Book 2011 at Page 1802 on July 8, 2011 in the Office of the Recorder of Madison County, Iowa.

This conveyance is a parent to child gift without actual consideration and is exempt from transfer tax
under Iowa Code Section 428A.2(11).

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.

Dated: July 25, 2011

Doris R. Wilkie
Doris R. Wilkie (Grantor)

(Grantor)

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF MADISON

This instrument was acknowledged before me on July 25, 2011, by Doris R. Wilkie

Stephanie K. Gerleman

, Notary Public

