



Document 2013 2165

Book 2013 Page 2165 Type 03 001 Pages 2

Date 7/24/2013 Time 10:30 AM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$207.20

Rev Stamp# 206 DOV# 210

LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

INDX ✓  
ANNO  
SCAN

CHEK



**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)

Shirley J. Leeper  
807 N.E. 4th Street  
Earlham, Iowa 50072

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

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

**Grantors:**

Larry N. Hanley  
Sheryl S. Hanley

**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 Hundred Thirty Thousand and no/100 (\$130,000.00)  
Dollar(s) and other valuable consideration,  
LARRY N. HANLEY and SHERYL S. HANLEY, husband and wife,

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:

The East Half (1/2) of Lot Ten (10) of McLaughlin Subdivision Plat Two (2), an Addition to the City of Earlham, Madison County, 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 MADISON

Dated: July 23, 2013

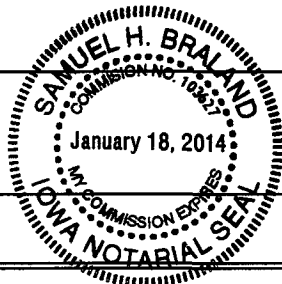
This instrument was acknowledged before  
me on July 23, 2013 by  
Larry N. Hanley and Sheryl S. Hanley

Larry N. Hanley (Grantor)

Sheryl S. Hanley (Grantor)

Samuel H. Braland, Notary Public

Samuel H. Braland (Grantor)  
Samuel H. Braland (Grantor)



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