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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK



TRUSTEE WARRANTY DEED

THE IOWA STATE BAR ASSOCIATION

Official Form No. 107

Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)

Samuel H. Braland
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:

Russell W. Leeper Trust

Grantees:

Shirley J. Leeper Trust

Legal description: See Page 2

Document or instrument number of previously recorded documents:



TRUSTEE WARRANTY DEED
(Inter Vivos Trust)

For the consideration of One and no/100ths (\$1.00)
Dollar(s) and other valuable consideration,
Shirley J. Leeper and Julie A. Henke
(Trustee) (Co-Trustees) of the RUSSELL W. LEEPER TRUST dated December 18, 2009

does 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:

Real estate described on Exhibit "A" attached hereto and by this reference incorporated herein.

This deed is given to distribute assets of the Russell W. Leeper Trust. Monetary consideration is less than \$500.00. This transfer is exempt from the Iowa real estate transfer tax and declaration of value and groundwater hazard statement filing requirements pursuant to Sections 428A.2(2) and 428A.2(21), Code of Iowa.

The grantor hereby covenants with grantees, and successors in interest, that grantor holds the real estate by title in fee simple; that grantor has 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 grantor covenants to warrant and defend the real estate against the lawful claims of all persons, except as may be above stated.

The grantor further warrants to the grantees all of the following: That the trust pursuant to which the transfer is made is duly executed and in existence; that to the knowledge of the grantor the person creating the trust was under no disability or infirmity at the time the trust was created; that the transfer by the trustee to the grantees is effective and rightful; and that the trustee knows of no facts or legal claims which might impair the validity of the trust or the validity of the transfer.

Words and phrases herein, including the acknowledgment hereof, shall be construed as in the singular or plural number, according to the context.

Dated this 16th day of September, 2013.

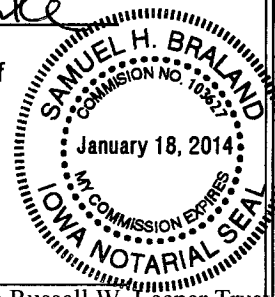
By: _____ (title)

Shirley J. Leeper
Shirley J. Leeper, Co-Trustee

By: _____ (title)

Julie A. Henke
Julie A. Henke
As ~~Trustee~~ (Co-Trustee) of
the above-entitled trust

As (Trustee) (Co-Trustee) of
the above-entitled trust



STATE OF IOWA, COUNTY OF MADISON

This instrument was acknowledged before me on September 16
2013, by Shirley J. Leeper and Julie A. Henke as co-trustees of the Russell W. Leeper Trust

Samuel H. Braland
Samuel H. Braland, Notary Public

Exhibit "A"

An undivided one-half interest in and to:

The Southeast Quarter ($\frac{1}{4}$) and the South Half ($\frac{1}{2}$) of the Northeast Quarter ($\frac{1}{4}$) 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 ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$) 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.

And

An undivided one-half interest in and to:

The East Half ($\frac{1}{2}$) of the Northwest Quarter ($\frac{1}{4}$) of Section Five (5), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa.