

BK: 2018 PG: 3373
Recorded: 10/18/2018 at 9:34:09.0 AM
Pages 3
County Recording Fee: \$27.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$30.00
Revenue Tax: \$0.00
LISA SMITH RECORDER
Madison County, Iowa



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, 115 E. First Street, P.O. Box 370, Earlham, IA 50072 (515)
758-2267

Taxpayer Information: (Name and complete address)
Sally A. Leeper
704 W. Benton Street
Winterset, Iowa 50273

Return Document To: (Name and complete address)
Samuel H. Braland
P.O. Box 370
Earlham, Iowa 50072

Grantors:
Gail L. Leeper Trust

Grantees:
Sally A. 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 1.00 & no/100ths Dollar(s) and other valuable consideration, Sally A. Leeper (Trustee) of the GAIL L. LEEPER TRUST does hereby convey to Sally A. Leeper as Trustee of the SALLY A. LEEPER TRUST

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 Gail L. 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 Section 428 A.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 on October 17, 2018.

By: (title)

By: (title) As (Trustee) (Co-Trustee) of The above entitled trust

Sally A. Leeper Sally A. Leeper As (Trustee) (Co-Trustee) of The above entitled trust

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on October 17, 2018, by Sally A. Leeper as Trustee of the Gail L. Leeper Trust

Signature of Notary Public

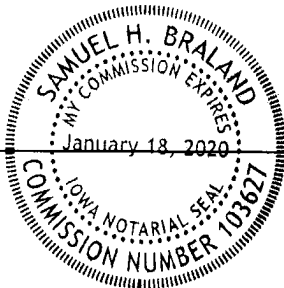


Exhibit "A"

An undivided one-half interest in and to:

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.

And

An undivided one-half interest in and to:

Lot Two (2) of David M. Griswold Addition to the City of Winterset, Madison County, Iowa.