



Document 2020 4082

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Date 10/26/2020 Time 11:46:00AM

Rec Amt \$12.00 Aud Amt \$5.00

INDX

Rev Transfer Tax \$127.20

ANNO

Rev Stamp# 491 DOV# 486

SCAN

LISA SMITH, COUNTY RECORDER

CHEK

MADISON COUNTY IOWA

**Return To:** Jane E. Rosien, 114 E. Jefferson Street, P.O. Box 67, Winterset, Iowa 50273-0067  
**Taxpayer:** Andrew Kephart and Jessica Kephart, 2034 210<sup>th</sup> Street, Winterset, Iowa 50273  
**Preparer:** Jane E. Rosien, 114 E. Jefferson Street, P.O. Box 67, Winterset, Iowa 50273-0067,  
Phone: (515) 462-4912



\$ 80,000

### WARRANTY DEED - JOINT TENANCY

For the consideration of Eighty Thousand Dollar(s) and other valuable consideration, Betty J. Smith and Charles B. Smith, Wife and Husband, do hereby Convey to Andrew Kephart and Jessica Kephart, as Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described real estate in **MADISON** County, Iowa:

**Lots One (1) and Two (2) in Block Two (2) and the North Half (N½) of Lots One (1), Two (2) and Three (3) in Block Three (3) and the East 198 feet of vacated Arnold Street between Blocks Two (2) and Three (3), of W. A. Jenkins Addition to the Town of Winterset, 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.

Dated: October 23, 2020.


Betty J. Smith  
Betty J. Smith

Charles B. Smith  
Charles B. Smith

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on October 23, 2020, by Betty J. Smith and Charles B. Smith.



  
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Signature of Notary Public