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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

WARRANTY DEED
(CORPORATE/BUSINESS ENTITY GRANTOR)
Recorder's Cover Sheet

Preparer Information:

Jane E. Rosien, 114 E. Jefferson Street, P.O. Box 67, Winterset, Iowa 50273-0067
Phone: (515) 462-4912

Taxpayer Information:

Ernest E. Kephart, 609 Knotts Street, P.O. Box 506, New Virginia, Iowa 50210

Return Document To:

Jane E. Rosien, 114 E. Jefferson Street, P.O. Box 67 Winterset, Iowa 50273-0067

Grantors:

J and E Enterprises, Inc.

Grantees:

Ernest E. Kephart

Legal Description: See Page 2

Document or instrument number of previously recorded documents: Book 2014 Page 1990



**Warranty Deed
(Corporate/Business Entity Grantor)**

For the consideration of ---Corporate Dissolution--- Dollar(s) and other valuable consideration, J and E Enterprises, Inc., a Corporation organized and existing under the laws of Iowa does hereby Convey to Ernest E. Kephart the following described real estate in Madison County, Iowa:

A parcel of land which consists of Lot 3, and the West 36.16 feet of Lot 4 of Liken's Second Addition to the Town of Truro, Madison County, Iowa.

AND

A parcel of land which consists of Lot 4, except for the West 36.16 feet, and the West 34.79 feet of Lot 5 of Liken's Second Addition to the Town of Truro, Madison County, Iowa.

This deed is exempt according to Iowa Code 428A.2(15).

The Grantor conveys and assigns to the Grantee any and all Grantor's right, title and interest in and to a Real Estate Contract held by J & E Enterprises, Inc. as Seller with Martin Norris and Amy L. Norris as Buyers dated July 25, 2014 and filed for record August 11, 2014 in the Madison County Recorder's Office in Book 2014 at Page 1990.

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

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

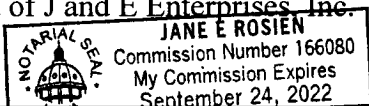
Dated: December 9, 2020.

J and E Enterprises, Inc., a Corporation

By Ernest E. Kephart
Ernest E. Kephart, President

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on December 9, 2020, by Ernest E. Kephart as President of J and E Enterprises, Inc.



Jane E. Rosien
Signature of Notary Public