



Document 2026 1699

Book 2026 Page 1699 Pages 2
Date 6/10/2026 Time 3:33:33PM
Rec Amt \$12.00 Aud Amt \$5.00

BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

QUIT CLAIM DEED

Return To: Jane E. Rosien, P.O. Box 67, Winterset, IA 50273-0067
Taxpayer: Clint W. Kephart and Gloria J. Moriarty, 202 S. Walnut Street, St. Charles, IA 50240
Preparer: Jane E. Rosien, 114 E. Jefferson Street, P.O. Box 67, Winterset, IA 50273-0067;
Phone: (515) 462-4912

For the consideration of ----- Zero Dollars ----- Dale E. Kephart and Connie K. Kephart, a Married Couple, do hereby Quit Claim to Clint W. Kephart and Gloria J. Moriarty, as Joint Tenants with Full Rights of Survivorship and Not as Tenants in Common, all their right, title, interest, estate, claim and demand in the following described real estate in Madison County, Iowa:

Parcel FF located in that part of Lot 13 of Kephart's Addition to St. Charles Plat Number 1, Madison County, Iowa, as shown by the Plat of Survey certified July 22, 2025 and recorded August 22, 2025 in the Madison County Recorder's Office in Book 2025 at Page 2253, and containing 0.03 Acres.

This transfer is without actual consideration and is exempt from transfer tax under Iowa Code Section 428A.2(21).

The undersigned hereby relinquish 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: June 5, 2026.



Dale E. Kephart, Grantor



Connie K. Kephart, Grantor

STATE OF IOWA, COUNTY OF MADISON:

This record was acknowledged before me on June 5, 2026, by Dale E. Kephart.

Lori Ann Ryner

Signature of Notary Public



STATE OF IOWA, COUNTY OF MADISON:

This record was acknowledged before me on June 5, 2026, by Connie K. Kephart.

Lori Ann Ryner

Signature of Notary Public

