

Document 2008 2594

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Date 8/25/2008 Time 2:14 PM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$56.80

Rev Stamp# 262 DOV# 263

LISA SMITH, COUNTY RECORDER
MADISON IOWA

INDX ✓
ANNO
SCAN
CHEK



WARRANTY DEED

THE IOWA STATE BAR ASSOCIATION
Official Form #101

Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)

John E. Casper, 223 E. Court Avenue, P. O. Box 67, Winterset, IA 50273, Phone: (515)
462-4912

Taxpayer Information: (Name and complete address)

Leonard D. and Joan Brown, 211 N. Lumber Street, St. Charles, IA 50240

✓ **Return Document To:** (Name and complete address)

John E. Casper, 223 E. Court Avenue, P. O. Box 67, Winterset, IA 50273, Phone: (515)
462-4912

Grantors:

Dale E. Kephart
Connie K. Kephart

Grantees:

Leonard D. Brown
Joan Brown

Legal description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of Thirty-six Thousand Dollar(s) and other valuable consideration,
DALE E. KEPHART and CONNIE K. KEPHART, Husband and Wife

LEONARD D. BROWN and JOAN BROWN do hereby Convey to

LEONARD D. BROWN and JOAN BROWN the following described real estate in Madison County, Iowa:
Lots Three (3) and Four (4) of Block Five (5) of Hartman & Young's Addition to the Original Town of St. Charles, 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: _____

Dale E. Kephart
Dale E. Kephart (Grantor)

Connie K. Kephart
Connie K. Kephart (Grantor)

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF MADISON

This instrument was acknowledged before me on _____, by Dale E. Kephart and Connie K. Kephart

Diane M. Daniels
Notary Public

