

REAL ESTATE TRANSFER

TAX PAID 32

STAMP #

\$ 223.20

Michelle Utsler

RECORDER

4-19-01

DATE

Madison

COUNTY

REC \$ 5.00
AUD \$ 5.00
R.M.F. \$ 1.00

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BOOK 2001 PAGE 1568

2001 APR 19 PM 2:42

MICKI UTSLER
RECORDER
MADISON COUNTY, IOWA

Return to:
Next Generation Realty
1701 22nd Street, Suite 107
West Des Moines, Iowa 50266

Prepared by: Darlene Bond Next Generation Realty 1701 22nd St., Ste. 107, West Des Moines, IA 50266 (515) 224-9900

Address Tax Statement: Ronald K. Bedford and Stacy S. Bedford, 314 W Carpenter, St. Charles, IA 50204

\$ 139,900.00

SPACE ABOVE THIS LINE
FOR RECORDER

WARRANTY DEED-JOINT TENANCY

For the consideration of One Dollar no/oo
Dollar(s) and other valuable Consideration Rogene Hollingsworth, a/k/a Rogene A. Hollingsworth, a single person

do hereby Convey unto Ronald K. Bedford and Stacy S. Bedford, husband and wife

as joint tenants with
Full Rights of Survivorship, and not as Tenants in Common, the following described real estate in Madison County,
Iowa:

Lot Forty-two (42) of Kephart's Addition to St Charles, ^{Plot No 2,} a Subdivision in the
City of St. Charles, Madison County, Iowa



Subject to easements and restrictions of record

Subject to 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 in 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 relinquished 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 and plural number, and as masculine or feminine gender, according to the context.

STATE OF IOWA)
COUNTY OF Clarke) SS

Dated: April 17th, 2001

Rogene Hollingsworth,
a/k/a Rogene A. Hollingsworth (Grantor)
Rogene Hollingsworth, a/k/a Rogene A.
Hollingsworth

On this 17th day of April, 2001,
before me, the undersigned, a Notary Public in and for
Said State, personally appeared _____

Rogene Hollingsworth, a/k/a Rogene A. Hollingsworth,
A single person

(Grantor)

to me known to be the identical persons named in and who
executed the foregoing instrument and acknowledged that
they executed the same as their voluntary act and deed.

(Grantor)

(Grantor)

Mary Erickson
1-31-2002
Notary Public

(This form of acknowledgment for individual grantor(s) only)