

1183AC

REAL ESTATE TRANSFER
TAX PAID <u>65</u>
STAMP #
\$ <u>210.40</u>
<u>Michelle Utzler</u>
RECORDER
<u>10-30-03</u> <u>Madison</u>
DATE COUNTY

FILED NO. 6544  
 BOOK 2003 PAGE 6544  
 2003 OCT 30 PM 12:23  
 MICKI UTZLER  
 RECORDER  
 MADISON COUNTY, IOWA

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

COMPUTER	<input checked="" type="checkbox"/>
RECORDED	<input checked="" type="checkbox"/>
COMPARED	<input type="checkbox"/>

Return to:  
**IOWA REALTY CO., 3501 Westown Parkway, West Des Moines, Iowa 50266** (wt) PH # (515) 453-6264

This instrument prepared by:  
 ROSS F. BARNETT, ABENDROTH & RUSSELL, P.C., 2536 - 73<sup>rd</sup> Street, Urbandale, Iowa 50322  
 Mail tax statements to:  
 Ronald W. Kepford, 403 South 7<sup>th</sup> Street, Winterset, IA 50293

File #14309015

## WARRANTY DEED

\$ 131,900

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **T. L. Sharratt and Lyndsay Sharratt, husband and wife**, do hereby convey unto **Ronald W. Kepford and Sonja R. Kepford, 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**:

**The North Half (1/2) except the East 119.39 feet of Out Lot Nine (9) of Loughridge & Cassidy's Addition to the City of Winterset, Madison County, Iowa**



### SUBJECT TO ALL COVENANTS, RESTRICTIONS, AND EASEMENTS OF RECORD

Grantors do hereby covenant with Grantees, and successors in interest, that said 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 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.

STATE OF IOWA )  
 ) SS:  
 COUNTY OF MADISON )

Dated: 24 OCT 03

On this 24<sup>th</sup> day of October, 2003, before me the undersigned, a Notary Public in and for said State, personally appeared **T. L. Sharratt and Lyndsay Sharratt, husband and wife**, 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.

T. L. Sharratt  
**T. L. Sharratt**

Lyndsay Sharratt  
**Lyndsay Sharratt**

Connie Harvey  
 Notary Public in and for the said State

