

ENTERED FOR TAXATION  
 THIS 09 DAY OF 06-06  
J. Welch  
D. Corkrum  
 DEPUTY

Document 2006 2379

Book 2006 Page 2379 Type 03 001 Pages 1  
 Date 6/09/2006 Time 2:15 PM  
 Rec Amt \$7.00 Aud Amt \$10.00  
 Rev Transfer Tax \$79.20  
 Rev Stamp# 258 DOV# 250

MICHELLE UTSLER, COUNTY RECORDER  
 MADISON IOWA

COMPUTER   
 RECORDED   
 COPIED

©THE IOWA STATE BAR ASSOCIATION Official Form No. 101 - January 2006  
 Gordon K. Darling, Jr. ISBA # 1159  
 FOR THE LEGAL EFFECT OF THE USE OF THIS FORM, CONSULT YOUR LAWYER

Return Document to: Mr. and Mrs. Dale E. Kephart, 310 W. Clanton, St. Charles, IA 50240  
 Preparer Information: Gordon K. Darling, Jr., 53 Jefferson Street, Winterset, IA 50273-0088, Phone: (515) 462-2442  
 Address Tax Statement: Mr. and Mrs. Dale E. Kephart, 310 W. Clanton, St. Charles, IA 50240



**WARRANTY DEED**

For the consideration of Fifty Thousand and No/100 (\$50,000.00) Dollar(s) and other valuable consideration,  
Jeremy Lee Flannery, single,

do hereby Convey to  
Dale E. Kephart and Connie K. Kephart,

the following described real estate in Madison County, Iowa:

Lots Three (3) and Four (4) in Block Five (5) and Lots One (1) and Two (2) in Fractional Block Six (6) of Hartman and 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: June 7, 2006

Jeremy Lee Flannery (Grantor)  
 Jeremy Lee Flannery (Grantor)

(Grantor)  
 (Grantor)

STATE OF IOWA COUNTY OF MADISON

This instrument was acknowledged before me on June 7th, 2006, by Jeremy Lee Flannery,

Jennifer M. Tallmon  
 Jennifer M. Tallmon, Notary Public

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

**JENNIFER M. TALLMON**  
 Commission Number 190253  
 My Commission Expires 5-19-09