

Document 2006 3876

Book 2006 Page 3876 Type 03 001 Pages 2
Date 9/20/2006 Time 12:24 PM
Rec Amt \$12.00 Aud Amt \$5.00
Rev Transfer Tax \$71.20
Rev Stamp# 425

MICHELLE UTSLER, COUNTY RECORDER
MADISON IOWA

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



SPECIAL WARRANTY DEED

THE IOWA STATE BAR ASSOCIATION
Official Form No. 105
Recorder's Cover Sheet

45,000

Preparer Information: (Name, address and phone number)

Charles W. Hendricks, 4201 Westown Parkway, Ste.250, West Des Moines, IA 50266, Phone: (515) 283-1801

Taxpayer Information: (Name and complete address)

Tommie and Joan Winters; 416 S 4th Street, Winterset, IA 50273

Return Document To: (Name and complete address)

Tommie and Joan Winters; 416 S 4th Street, Winterset, IA 50273

Grantors:

Richard Lee Kephart
Judy Kephart

Grantees:

Tommie Winters
Joan Winters

Legal description: See Page 2

Document or instrument number of previously recorded documents:



SPECIAL WARRANTY DEED

For the consideration of one (\$1.00)

Dollar(s) and other valuable consideration,
Richard Lee Kephart and Judy Kephart, husband and wife

do hereby Convey to
Tommie Winters and Joan Winters, 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:

Lots Six (6) and Seven (7) in Block Three (3) of Guiberson's Addition to the Town of Winterset, Madison County, Iowa.
Situating in Madison County, Iowa.

*This Special Warranty Deed is given in complete and full satisfaction of the Real Estate Contract recorded November 8, 2005 in Book 2005 on Page 5418 as Document No. 2005-5418.

Grantors do Hereby Covenant with Grantees and successors in interest to Warrant and Defend the real estate against the lawful claims of all persons claiming by, through or under them, 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.

STATE OF IOWA
COUNTY OF POLK

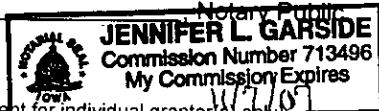
Dated: 9-7-06

This instrument was acknowledged before me on September 15, 2006 by Richard Lee Kephart and Judy Kephart, husband and wife

Richard Lee Kephart
Richard Lee Kephart (Grantor)

Judy Kephart
Judy Kephart (Grantor)

Jennifer L. Garside (Grantor)



(This form of acknowledgment for individual grantors only)

(Grantor)