

30,000  
THE IOWA STATE BAR ASSOCIATION  
Official Form No. 101

FOR THE LEGAL EFFECT OF THE USE OF  
THIS FORM, CONSULT YOUR LAWYER

REAL ESTATE TRANSFER  
TAX PAID  
STAMP # 26  
\$ 47.20  
Michelle Utiles  
RECORDER  
2-25-98 Madison  
DATE COUNTY

COMPUTER   
RECORDED   
COMPARED

FILED NO. 3112  
BOOK 62 PAGE 340  
98 FEB 25 AM 11:36

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

MICHELLE UTILES  
RECORDER  
MADISON COUNTY, IOWA

Preparer  
Information

Samuel H. Braland  
Individual's Name

P.O. Box 370  
Street Address

Earlham, IA 50072 (515) 758-2267  
City Phone

SPACE ABOVE THIS LINE  
FOR RECORDER



WARRANTY DEED

For the consideration of ---Thirty Thousand  
Dollar(s) and other valuable consideration,  
BART S. KERNS and KELLIE L. KERNS, husband and wife,

do hereby Convey to  
DANETTE AGUINIGA-CRUZ AND PEDRO CRUZ, WIFE AND HUSBAND AS JOINT TENANTS

the following described real estate in Madison County, Iowa:

Lot Four (4) and the West Half (1/2) of Lot Three (3) in Block Three (3) of the  
Original Town of Truro, Madison County, Iowa.



This deed is given in fulfillment of a real estate contract by and between the  
grantors and grantee recorded in Book 60, Page 762, in the Office of the  
Recorder of Madison County, Iowa. Inasmuch as this deed is given in fulfillment  
of a recorded real estate contract, it is exempt from declaration of value and  
groundwater hazard statement filing requirements. This deed was placed in escrow  
on the date hereof to be delivered to the grantee upon fulfillment of the real  
estate contract referenced herein.

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.

STATE OF IOWA Dated: March 13, 1996

MADISON COUNTY,  
On this 13th day of March  
19 96, before me, the undersigned, a Notary  
Public in and for said State, personally appeared  
Bart S. Kerns and Kellie L. Kerns

Bart S. Kerns  
(Bart S. Kerns) (Grantor)

Kellie L. Kerns  
(Kellie L. Kerns) (Grantor)

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

Susan Clark  
(SUSAN CLARK)  
Notary Public

(Grantor)

(Grantor)

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