

**ORIGINAL**

REAL ESTATE TRANSFER
TAX FID <u>47</u>
STAMP #
\$ <u>88.80</u>
<u>Michelle Utsler</u>
RECORDER
<u>3-27-96</u> <u>Madison</u>
DATE COUNTY

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

FILED NO. 2608  
 BOOK 60 PAGE 800  
 96 MAR 27 PH 2:01  
 MICHELLE UTSLER  
 RECORDER  
 MADISON COUNTY, IOWA

COMPUTER   
 RECORDED   
 COMPLETED

G. Stephen Walters, P O Box 230, Winterset, Iowa 50273 (515-462-3731)

SPACE ABOVE THIS LINE FOR RECORDER

**WARRANTY DEED**

For the consideration of One Hundred Thousand and no/100- - - (\$100,000.00) Dollar(s) and other valuable consideration,  
Lawrence Bergman and Phylis Bergman, husband and wife,

do hereby Convey to  
Michael D. Kellner and Jill R. Kellner , "as joint tenants with full rights of survivorship and not as tenants in common",

the following described real estate in Madison County, Iowa:

The South One-third (S 1/3) of Lot Five (5) in Block Seventeen (17), except 10 feet off the East side thereof, of the Original Town of Winterset, Madison County, Iowa.

This includes the above described lot, the building located on it, and all fixtures, equipment, inventory, goodwill, and a covenant not to compete for the business now known as Larry's Photography, and located in the above described property.

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: February 24, 1996

ss:

MADISON COUNTY,

On this 24th day of February 19 96, before me, the undersigned, a Notary Public in and for said State, personally appeared Lawrence Bergman and Phylis Bergman

Lawrence Bergman (Grantor)

Phylis Bergman (Grantor)

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.

G. Stephen Walters  
 Notary Public

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