



FILED NO. 2885  
BOOK 61 PAGE 34  
96 APR 23 PM 2:10  
MICHELLE UTSLER  
RECORDER  
MADISON COUNTY, IOWA

Preparer Information Gordon K. Darling Jr. P.O. Box 88 Winterset 515/462-2442  
Individual's Name Street Address City Phone

SPACE ABOVE THIS LINE FOR RECORDER



WARRANTY DEED - JOINT TENANCY

For the consideration of Six Thousand and No/100----- (\$6,000.00)  
Dollar(s) and other valuable consideration,  
Dale E. Kephart and Connie K. Kephart, husband and wife,

do hereby Convey to  
Richard E. Schultz and Stacy R. Schultz, 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:

Lot Twenty-seven (27) of Kephart's Addition to St. Charles, Plat  
No. 2, a Subdivision in the City of St. Charles, Madison County,  
Iowa.

RECORDED   
COMPARED

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

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,  
ss:  
MADISON COUNTY,  
On this        day of       ,  
19 96, before me, the undersigned, a Notary  
Public in and for said State, personally appeared  
Dale E. Kephart and Connie K.  
Kephart

Dated: 4-19-96

Dale E. Kephart  
Dale E. Kephart (Grantor)

Connie K. Kephart  
Connie K. Kephart (Grantor)

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.

Diane M. Daniels

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



(Grantor)