

REAL ESTATE TRANSFER TAX PAID <u>18</u> SEMP #
\$ <u>28.00</u>
<u>Michelle Utsler</u> RECORDER
<u>12-20-95</u> <u>Madison</u> DATE COUNTY

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

FILED NO. 1699

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95 DEC 20 AM 9:15

MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA

COPIES
RECORDED
COMPLETED

SPACE ABOVE THIS LINE
FOR RECORDER



WARRANTY DEED - JOINT TENANCY

For the consideration of EIGHTEEN THOUSAND----- (\$18,000.00)-
Dollar(s) and other valuable consideration,

Sylvia Schoenenberger, Single

do hereby Convey to

Richard L. Kephart and Judy Kephart,

as Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described
real estate in Madison County, Iowa:

Lot Five (5) in Block Three (3) of Danforth's Addition
to the Town of Winterset, 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.

STATE OF IOWA

Dated: December 12, 1995

MADISON COUNTY, ss:

On this 16 day of December,
19 95, before me, the undersigned, a Notary
Public in and for said State, personally appeared
Sylvia Schoenenberger

Sylvia Schoenenberger
Sylvia Schoenenberger (Grantor)

(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.

Lewis H. Jordan
Notary Public

(Grantor)

(Grantor)

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



DEED RECORD 60

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