

39,300

REAL ESTATE TRANSFER  
TAX PAID 29  
STAMP #  
\$ 62.40  
Michelle Utsler  
RECORDER  
3-15-96 Madison  
DATE COUNTY

REC 5.00  
AND 5.00  
R.M.F. 5.00

FILED NO. 2489  
BOOK 136 PAGE 67  
96 MAR 15 PM 3:00  
MICHELLE UTSLER  
RECORDER  
MADISON COUNTY, IOWA

COMPUTER   
RECORDED   
COUNTED

SPACE ABOVE THIS LINE  
FOR RECORDER



### WARRANTY DEED

For the consideration of One (\$1.00)  
Dollar(s) and other valuable consideration,  
Wayne M. Kerns, single

do hereby Convey to  
Steven R. Waddingham and Debbie I. Waddingham, husband and wife

the following described real estate in Madison County, Iowa:

The East Half (1/2) of the Southeast Quarter (1/4) of Section Thirty (30)  
in Township Seventy-four (74) North, of Range Twenty-nine (29) West of  
the 5th P.M., EXCEPT that part thereof lying East of the Public Highway  
near the northeast corner and containing 1.4 acres, more or less.

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 12 1996

SS: UNION COUNTY,  
On this 12 day of March,  
19 96, before me, the undersigned, a Notary  
Public in and for said State, personally appeared  
Wayne M. Kerns, single

Wayne M. Kerns  
Wayne M. Kerns (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.

Donald R. Clark  
Notary Public (Grantor)

2-20-97  
(This form of acknowledgment for individual grantor(s) only)