THE IOWA STATE BAR ASSOCIATION Official Form No. 101

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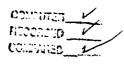


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MICHELLE UTSLER RECORDER MADISON COUNTY, 10WA



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
	<u> </u>
the following described real estate in <u>Madison</u>	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,	Dated: March 1-2 1996	
UNION COUNTY, On this 12 day of March ,	Wayne M. Kerns	
19 96 , before me, the undersigned, a Notary Public in and for said State, personally appeared Wayne M. Kerns, single	Wayne M. Kerns	(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	į	
voluntary act and deed.		(Grantor)
Notary Public (This form of acknowledgment for individual grantor(s) only)		(Grantor)

The lowe State Ber Association CALFS Release 3.0 6/94

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101 WARRANTY DEED