

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

COMPILED
RECORDED
COMPARED

REAL ESTATE TRANSFER
TAX PAID 39
STAMP #
\$ 12.00
M. J. Daniels
RECORDER
4-28-97 Madison
DATE COUNTY

FILED NO. 2944

BOOK 61 PAGE 643

97 APR 28 PM 3:08

MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA

Preparer Information Gordon K. Darling, Jr 53 Jefferson St. 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 Eight Thousand and No/100----- (\$8,000.00)
Dollar(s) and other valuable consideration,
Dale E. Kephart and Connie K. Kephart, Husband and Wife,

do hereby Convey to
Rick G. Young and Holly K. Young, 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-five (25) of Kephart's Addition to St. Charles, Plat No. 2, a Subdivision in the City of St. Charles, 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,
MADISON COUNTY, ss:

Dated: April 26, 1997

On this 26th day of April,
19 97, before me, the undersigned, a Notary Public in and for said State, personally appeared Dale E. Kephart and Connie K. Kephart

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)

DIANE M. DANIELS
MY COMMISSION EXPIRES
4-5-99