

DEED RECORD 62

IOWA REALTY CO., INC.  
3501 WESTOWN PARKWAY  
WEST DES MOINES, IA 50266

COMPUTER   
RECORDED   
COMPARED   
REC. \$ 5.00  
AUD. \$ 5.00  
R.M.F. \$ 1.00

FILED NO. 1771  
BOOK 62 PAGE 142  
97 NOV -5 PM 12:09  
NICHELLE UTSLET  
RECORDER  
MADISON COUNTY, IOWA

PREPARED BY: Susan Patava, Midland Escrow, 3501 Westown Parkway, West Des Moines, Iowa  
50266, 515-224-6264

85,000

SPACE ABOVE THIS LINE FOR RECORDER

### WARRANTY DEED

**KNOW ALL MEN BY THESE PRESENTS:** In consideration of the sum of ONE Dollar and other good and valuable consideration, the receipt of which is hereby acknowledged James H. Byrd and Genetta F. Byrd, a/k/a Gnetta F. Byrd, husband and wife, hereby convey unto Adam S. Keller, single and Sara L. Barker, single, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate, situated in Madison County, Iowa:

**Lot Thirty-two (32) in KEPHART'S ADDITION TO ST. CHARLES, Plat No. 2,  
a Subdivision in the City of St. Charles, Madison County, Iowa**

**SUBJECT TO ALL COVENANTS, RESTRICTIONS AND EASEMENTS OF RECORD.**

Grantors do hereby covenant with grantees, and their successors in interest, that said grantors hold fee title to the real estate; that they have good and lawful authority to sell and convey the same; that said premises are free and clear of all liens and encumbrances whatsoever except as may be above stated; and they covenant to warrant and defend said 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 such 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.

Dated October 17, 1997.

REAL ESTATE TRANSFER  
TAX PAID 4  
STAMP \$0  
\$ 135  
Michelle Utslet  
RECORDER  
11-5-97 Madison  
DATE COUNTY

James H. Byrd  
James H. Byrd  
Genetta F. Byrd  
Genetta F. Byrd

STATE OF IOWA )  
) SS.  
COUNTY OF )

On this 17 day of October, A.D. 1997, before me, a Notary Public in and for the State of Iowa, personally appeared, James H. Byrd and Genetta F. Byrd, husband and wife, known to be the persons named in and who executed the foregoing instrument, and acknowledge that they executed the same as their voluntary act and deed.

DORSEI CARR  
MY COMMISSION EXPIRES  
11-5-98

James Carr  
Notary Public in and for Said State