

COMPUTER
RECORDED
COMPARED

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

REAL ESTATE TRANSFER
TAX PAID
STAMP # <u>27</u>
\$ <u>21.60</u>
<u>M. Utshen</u>
RECORDER
DATE <u>12-19-94</u> COUNTY <u>Madison</u>

FILED NO. 1619
BOOK 59 PAGE 779
94 DEC 19 PM 3:13
MICHELLE UTSHEN
RECORDER
MADISON COUNTY, IOWA

SPACE ABOVE THIS LINE
FOR RECORDER

WARRANTY DEED

For the consideration of Fourteen Thousand and no/100- - - - - (\$14,000)
Dollar(s) and other valuable consideration, also known as Minnie Marie Penno,
Walter Q. Penno and Marie Penno, /husband and wife

do hereby Convey to
Dale E. Kephart and Connie K. Kephart, 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:

The East two (2) acres of the following described tract of land, to-wit:
Commencing 16 rods South of the South line of Clanton Street in the Town of St.
Charles in Madison County, Iowa, and on the West line of the Southwest Quarter
(1/4) of the Northwest Quarter (1/4) of Section Twenty-four (24), Township
Seventy-five (75) North, Range Twenty-six (26), thence East parallel with the
South line of said Clanton Street about 47 rods, thence South about 20 rods to
the South line of said 40-acre tract, thence West along said South line to the
Southwest corner of said 40-acre tract, thence North to the place of beginning.

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 Warranty 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 NEBRASKA

Dated: November 28, 1994

Marie COUNTY, ss:
On this 28th day of November,
19 94, before me, the undersigned, a Notary
Public in and for said State, personally appeared
Walter Q. Penno and Marie Penno

Walter Q. Penno
Walter Q. Penno (Grantor)

Marie Penno
Marie Penno (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.

(Grantor)

Marcia J. Schuller
Notary Public

(Grantor)

(This form of acknowledgment for individual grantor(s) only)

