

Compared

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BOOK 53 PAGE 760

1987 OCT 19 PM 1:09

MARY E. WELTY  
RECORDER  
MADISON COUNTY, IOWA

Fee \$5.00  
Transfer \$5.00

SPACE ABOVE THIS LINE  
FOR RECORDER



WARRANTY DEED

For the consideration of --Ten Thousand and no/100-- (\$10,000.00)  
Dollar(s) and other valuable consideration, Dale E. Kephart and Connie K. Kephart,  
husband and wife,

do hereby Convey to Karen R. Barrett, a single person,

the following described real estate in Madison County, Iowa:

The South Half (S $\frac{1}{2}$ ) of Lot Seven (7) and Eight (8) in  
Block Two (2), except 6 feet on the north side thereof  
of Clanton's Addition to the Town of Saint Charles, Madison  
County, Iowa.

REAL ESTATE TRANSFER  
TAX PAID 19  
STAMP #  
\$ 10.45  
Shirley D. Henry, Des  
RECORDER  
10-19-87 Madison  
DATE COUNTY

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 ss:  
MADISON COUNTY,

Dated: October 19, 1987

On this 19th day of October, 19 87, before me, the undersigned, a Notary Public in and for said State, personally appeared Dale E. Kephart and Connie K. Kephart

X Dale E. Kephart (Grantor)  
X 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.

\_\_\_\_\_  
(Grantor)  
Karen R. Barrett (Grantor)

Please type or print names and signatures as per Sec. 205.2 Code of Iowa

Karen K. Kirk Notary Public

KAREN K. KIRK  
2/20/88