



Computed

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1987 DEC -1 PM 2:35

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 --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 Jerry Hutchison and Darcy Hutchison, husband and wife,

the following described real estate in Madison County, Iowa:

A part of Northeast Quarter (NE $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) of Section 23 in Township 75 North, Range 26 West of the 5th P.M., Iowa, described as follows: Commencing 198 feet East of the Southeast (SE) corner of Block 1 of Clantons Addition of 1888 to the Town of St. Charles, Iowa, thence running North 132 feet thence East 66 feet thence South 132 feet thence West 66 feet to the beginning.

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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: _____

On this 7th day of November
1987, 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.

Ann M. Anderson
Notary Public

(Grantor)

(Grantor)



Please type or print names under signatures as per Sec. 335.2 Code of Iowa