

REAL ESTATE TRANSFER
TAX PAID 26
STAMP # 95
\$ 48
Shirley S. Henry
RECORDER
4-19-90 Madison
DATE COUNTY

FILED NO. 2088

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IND.
REC.
PAGE

MARY E. WELTY
RECORDER
MADISON COUNTY, IOWA

Fee \$5.00, Transfer \$5.00



WARRANTY DEED — JOINT TENANCY

SPACE ABOVE THIS LINE
FOR RECORDER

For the consideration of FORTY-FIVE THOUSAND AND NO/100----- (\$45,000.00)
Dollar(s) and other valuable consideration, BERNICE HELMERS, Single,

do hereby Convey to RANDY D. KERR and DIANE L. KERR

as Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described real estate in
Madison County, Iowa:

Lot Five (5) and the North Half (½) of Lot Six (6) and a tract commencing at the Northeast corner of said Lot Five (5) and running thence East 16½ feet, thence South 99 feet, thence West 16½ feet, thence North 99 feet to the point of beginning, all in Block Seventeen (17) of West Addition to the City of Winterset, 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, ss:
MADISON COUNTY,

Dated: 4-18-90

On this 18 day of April, 1990, before me the undersigned, a Notary Public in and for said State, personally appeared Bernice Helmers

Bernice Helmers
Bernice Helmers (Grantor)

to me known to be the identical persons named in and who executed the foregoing instrument and acknowledged that they executed the same for the purposes stated in the foregoing act and deed.

NOTARY PUBLIC
MY COMMISSION EXPIRES
7/30/90

Steven R. Wells Notary Public (Grantor)
(This form of acknowledgment for individual grantor(s) only)