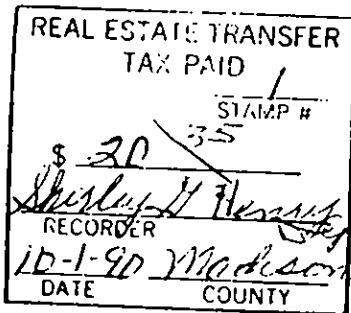


IOWA STATE BAR ASSOCIATION
Official Form No. 101FOR THE LEGAL EFFECT OF THE USE
OF THIS FORM, CONSULT YOUR LAWYERFILED NO. 732BOOK 56 PAGE 222

90 OCT -1 AM 10:23

MARY E. KELLEY
RECORDER
MADISON COUNTY, IOWA

Fee \$ 10.00. Trans \$ 5.00

SPACE ABOVE THIS LINE
FOR RECORDER**WARRANTY DEED**

For the consideration of \$1.00
Dollar(s) and other valuable consideration, Lois Newton, a single person, by Carol R. Crall,
her attorney in fact,

do hereby Convey to Richard Lee Kephart, a single person,

the following described real estate in Madison County, Iowa:

Lots Six (6) and Seven (7) in Block Three (3) of Guiberson's Addition to the Town of Winterset, Madison County, Iowa.

This deed executed by Carol R. Crall, as attorney in fact for Lois Newton pursuant to a Power of Attorney dated July 8, 1987 and shown recorded in Miscellaneous Record Book 37 at page 736 in the Office of the Madison County Recorder. That Lois Newton was a single person at the time of the execution of said Power of Attorney and said Power of Attorney is in full force and effect as of the date of this deed and has not been revoked at any time.

That Lois Newton is the title holder of record and is the same person as Lois A. Newton and Lois Anita Newton where those names appear in the chain of title of the above described property. That wherever the names Federal Diversified Services and Federal Diversified Services, Inc. appear in the chain of title to the above described property, they refer to the same corporation.

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 acknowledgement hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

STATE OF _____

DATED: September 28, 1990

SS:

LOIS NEWTON

COUNTY,

On this _____ day of _____,
19____, before me, the undersigned, a Notary Public
in and for said State, personally appeared _____

by

Carol R. Crall
Carol R. Crall, her

(Grantor)

Attorney in Fact

to me known to be the identical persons named in and
who executed the foregoing instrument and acknow-
ledged that they executed the same as their voluntary
act and deed.

(Grantor)

(Grantor)

Notary Public

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

(Grantor)

FOR THE LEGAL EFFECT OF THE USE
OF THIS FORM, CONSULT YOUR LAWYER

STATE OF IOWA, Monroe COUNTY, ss:
On this 28th day of September, 19 90, before me,
the undersigned, a Notary Public in and for the State of Iowa, personally appeared Carol R. Crall,
to me known to be the person who executed the foregoing instrument in behalf of Lois Newton,
and acknowledged that ~~he~~ (she) executed the same as the voluntary act and deed of said Lois Newton.



Sharon M. Crall
Notary Public in and for said State.

IOWA STATE BAR ASSOCIATION
Official Form No. 174 (Trade-Mark Registered, State of Iowa, 1967)
This Printing January, 1986
(Section 558.39, Code of Iowa)
Acknowledgement: For use in the case of natural persons acting by attorney

| | |
|--|-------------------------|
| WARRANTY DEED | |
| TO | |
| Entered upon transfer books and for taxation this <u>1st</u> day of <u>Oct</u> , 19 <u>90</u> | |
| Auditor | <u>Sharon M. Crall</u> |
| Deputy | <u>Carol R. Crall</u> |
| Filed for record, indexed and delivered to County Auditor this <u>1</u> day of <u>October</u> , 19 <u>90</u> | |
| at <u>10:23</u> o'clock <u>A.</u> M., and recorded in Deed Record <u>56</u> , Page <u>222</u> | |
| of <u>Madison</u> | County Records. |
| Recorder's fee \$ <u>10.00</u> | PAID. |
| Auditor's fee \$ <u>5.00</u> | PAID. |
| Recorder | <u>Mary E. Wier</u> |
| Deputy | <u>Shirley A. Henry</u> |
| WHEN RECORDED RETURN TO | |
| <u>Mail 416 S. 47th St</u> | |
| <u>Admission</u> | |