

REAL ESTATE TRANSFER
TAX PAID 46
\$ 665 STAMP #
Mary E. Welty
RECORDER
12-6-90 Madison
DATE COUNTY

FILE NO. **1198**

BOOK 56 PAGE 338

90 DEC -6 AM 9: 58

MARY E. WELTY
RECORDER
MADISON COUNTY, IOWA

Fee \$ 5.00, Trans \$ 5.00



SPACE ABOVE THIS LINE
FOR RECORDER

WARRANTY DEED

For the consideration of SIX THOUSAND and 00/100-----(\$6,000.00)-
Dollar(s) and other valuable consideration, DALE E. KEPHART and CONNIE K. KEPHART,
husband and wife,

do hereby Convey to KATHLEEN STUART, a single person,

the following described real estate in Madison County, Iowa:

Lot Thirty (30) of Kephart's Addition to St. Charles, Iowa,
Plat No. 2, a Subdivision in the City of St. Charles, 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 acknowledgement hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

STATE OF IOWA

DATED: _____

MADISON COUNTY, SS:

On this 30 day of November,
1990, before me, the undersigned, a Notary Public
in and for said State, personally appeared _____
Dale E. Kephart and Connie K.
Kephart

Dale E. Kephart
x _____
Dale E. Kephart (Grantor)

Connie K. Kephart
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.

Ann M. Anderson _____ (Grantor)

(This form of acknowledgement for individual grantors only)

ANN M. ANDERSON
Notary Public
MY COMMISSION EXPIRES
2-12-1993

_____ (Grantor)