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RECORDED
11-12-91
DATE COUNTY

FILED NO. 1209

BOOK 57 PAGE 159

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MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA
Fee \$5.00
Transfer \$5.00

SPACE ABOVE THIS LINE
FOR RECORDER



WARRANTY DEED — JOINT TENANCY

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 SAM A. MARTIN and SUSIE K. MARTIN, husband and wife,

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

Lot Twenty-six (26) 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 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: 11-7-91

On this 7th day of November, 19 91, 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)

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

DEED RECORD 57



ANN M. ANDERSON
MY COMMISSION EXPIRES

2-15-1993