

COMPARE

Fee \$5.00
Transfer \$5.00

REAL ESTATE TRANSFER
TAX PAID <u>13</u>
STAMP #
\$ <u>8 80</u>
<u>Michelle Utzler</u>
REGISTRAR
<u>12-16-91</u> <u>Madison</u>
DATE COUNTY

FILED NO. 1446
BOOK 57 PAGE 225
91 DEC 16 PM 1:35
MICHELLE UTZLER
REGISTRAR
MADISON COUNTY, IOWA

SPACE ABOVE THIS LINE
FOR RECORDER



WARRANTY DEED

For the consideration of Six Thousand and No/100 ----- (\$6,000.00)
Dollar(s) and other valuable consideration, Dale E. Kephart and Connie K. Kephart,
husband and wife,

do hereby Convey to James H. Byrd and Genetta F. Byrd, 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 Thirty-two (32) in Kephart Addition Plat II to the
Town 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: December, 1991

ss:
MADISON COUNTY,
On this day of December,
19 91, before me, the undersigned, a Notary Public
in and for said State, personally appeared
Dale E. Kephart and
Connie K. Kephart

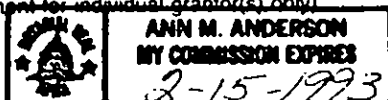
Dale E. Kephart
Dale E. Kephart (Grantor)

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

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



 (Grantor)
 (Grantor)

DEED RECORD 57

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