



Document 2012 2362

Book 2012 Page 2362 Type 03 001 Pages 2
Date 8/13/2012 Time 10:43 AM
Rec Amt \$12.00 Aud Amt \$5.00
Rev Transfer Tax \$69.60
Rev Stamp# 244

INDX ✓
ANNO ✓
SCAN ✓
CHEK

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

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Official Form No. 103 - May 2006

Jerrold B. Oliver

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

Return To: Debora Kephart and Harold Kephart, 2034 210th St., Winterset, IA 50273

Preparer: Jerrold B. Oliver, P.O. Box 230, Winterset, IA 50273, (515) 462-3731

Taxpayer: Debora Kephart and Harold Kephart, 2034 210th St., Winterset, IA 50273



WARRANTY DEED - JOINT TENANCY

For the consideration of \$44,000.00 Dollar(s) and other valuable consideration,
Norma Alexander, Single

do hereby

Convey to Debora Kephart and Harold Kephart

as Joint

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

See 1 in Addendum

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.

Dated: Aug. 10, 2012

Norma Alexander
Norma Alexander (Grantor)

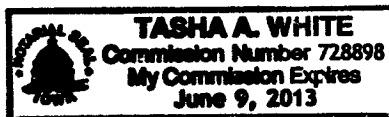
(Grantor)

STATE OF IOWA, COUNTY OF MADISON

This instrument was acknowledged before me on August 10, 2012, by Norma Alexander

Tasha A. White

, Notary Public



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

Addendum

1. Commencing at a point 601 feet West of the Northeast Corner of the Northwest Quarter (NW $\frac{1}{4}$) of Section Thirty-five (35), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M.; and running thence West 495.94 feet, thence South 263.5 feet thence East 495.94 feet, thence North 263.5 feet to the place of beginning,

This deed is given in satisfaction of a Real Estate Contract recorded in Book 118, Page 80 of the Recorder's Office of Madison County, Iowa.