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Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$96.80

Rev Stamp# 202 DOV# 203

LISA SMITH, COUNTY RECORDER

MADISON COUNTY IOWA

INDX ✓

ANNO

SCAN

CHEK



WARRANTY DEED

(Joint Tenancy)

THE IOWA STATE BAR ASSOCIATION

Official Form #103

Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)

Samuel H. Braland, P.O. Box 370, Earlham, Iowa 50072 Telephone (515) 758-2267

Taxpayer Information: (Name and complete address)

John R. and Jamie L. Epperson
615 N. 3rd Street
Winterset, Iowa 50273

Return Document To: (Name and complete address)

✓ Samuel H. Braland
P.O. Box 370
Earlham, Iowa 50072

Grantors:

Debra A. Kahler

Grantees:

John R. Epperson
Jamie L. Epperson

Legal description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED - JOINT TENANCY

For the consideration of \$61,000.00----- Dollar(s) and other valuable consideration,
DEBRA A. KAHLER, a single person

----- do hereby Convey to
JOHN R. EPPERSON and JAMIE L. EPPERSON, 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:

The South Half (S½) of Lot Three (3) and the South Half (S½) of the West 10 Feet of Lot Two (2) in
Block Four (4) of North Addition to the City of Winterset, 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.

Dated: July 12, 2013

Debra A. Kahler
Debra A. Kahler (Grantor)

(Grantor)

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF MADISON
This instrument was acknowledged before me on July 12, 2013, by Debra A. Kahler

Samuel H. Braland
Samuel H. Braland, Notary Public

