



BK: 2018 PG: 1179
Recorded: 4/17/2018 at 2:25:44.0 PM
Fee Amount: \$22.00
Revenue Tax: \$330.40
LISA SMITH RECORDER
Madison County, Iowa

This instrument prepared by:
JOSEPH F WALLACE, Simpson, Jensen, Abels, Fischer & Bouslog PC, 400 Locust St, Ste 400, Des Moines, IA 50309
Phone No.: 515-453-4244

Mail tax statements and return document to:
Caleb L. Cochran, 306 W Carpenter St, Saint Charles, IA 50240

WARRANTY DEED

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Dale E. Kephart and Connie K. Kephart, a married couple**, do hereby convey unto **Caleb L. Cochran, a married person**, the following described real estate:

Lot Forty-four (44) of Kephart's Addition to St. Charles, Plat No. 2, a Subdivision in the City of St. Charles, Madison County, Iowa.

Order No.: MES-78758/KCF

SUBJECT TO ANY COVENANTS, RESTRICTIONS AND EASEMENTS OF RECORD

Grantors do hereby covenant with Grantee, and successors in interest, that said Grantors hold the real estate by title in fee simple; that the Grantors 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.

Dale E. Kephart

Dale E. Kephart

Connie K. Kephart

Connie K. Kephart

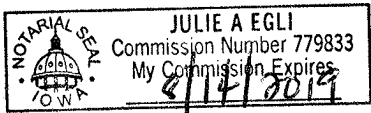
STATE OF Iowa
COUNTY OF Madison)

SS:

This instrument was acknowledged before me on April 15 2018 by Dale E. Kephart and Connie K. Kephart, a married couple.

[Signature]

Notary Public in and for said State



Lot Forty-four (44) of Kephart's Addition to St. Charles, Plat No. 2, a Subdivision in the City of St. Charles, Madison County, Iowa.