Moss, Heims & Casey
P.O. Box 274
Dyersville IA
52040-0274

Entered for taxation
this 31st day
of November A.D., 1996
Sharon McCarthy, Auditor
By Paula Bales, Deputy
96-36

REAL ESTATE TRANSFER
TAX PAID 6
STAMP #
$ 10.40
Deborah L. Peyton
RECORDER By: mm
10-31-96 28
DATE

RECORDER FEE $ 6.00
AUDITOR FEE $ 5.00

'96 OCT 31 AM 10 18
BOOK 55 PAGE 288
DEBORAH L. PEYTON
DELAWARE CO. RECORDER

2699-1462
DELAWARE COUNTY IOWA
FILED

Prepared by: Jeanine Koch, 1307-3rd Avenue N.E., Dyersville, IA 52040 (319) 875-2402

SPACE ABOVE THIS LINE
FOR RECORDER

WARRANTY DEED
(CORPORATE GRANTOR)

For the consideration of Ten and no/100 Dollars ($10.00) and other valuable consideration, K & K BUILDING & SUPPLY, INC., a corporation organized and existing under the laws of the State of Iowa, does hereby Convey to MELVIN H. NICKOL and RUTH A. NICKOL, husband and wife, as joint tenants with full rights of survivorship, and not as tenants in common.

the following described real estate in ~~Dubuque County, Iowa~~ Delaware County, Iowa:

Lot Three (3) and Lot Four (4) of West Side Business Park in the City of Dyersville, Iowa, according to the recorded plat thereof, subject to easements of record.

The Corporation hereby covenants with grantees, and successors in interest, that it holds the real estate by title in fee simple; that it has 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 it covenants to Warrant and Defend the real estate against the lawful claims of all persons, except as may be above stated.

Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number; according to the context.

K & K BUILDING & SUPPLY, INC.

Dated: May 10, 1996

By Jerome L. Koch
JEROME L. KOCH, President

By Jeanine Koch
JEANINE KOCH, Secretary

STATE OF IOWA, DUBUQUE COUNTY, ss:

On this 10 day of May, 1996, before me, the undersigned, a Notary Public in and for said State, personally appeared JEROME L. KOCH and JEANINE KOCH, to me personally known, who being by me duly sworn, did say that they are the President and Secretary, respectively, of said corporation; that no seal has been procured by the said corporation; that said instrument was signed on behalf of said corporation by authority of its Board of Directors; and that the said JEROME L. KOCH and JEANINE KOCH, as such officers, acknowledged the execution of said instrument to be the voluntary act and deed of said corporation, by it and by them voluntarily executed.

SUE ELLEN HELLE
MY COMMISSION EXPIRES
3-3-97

Sue Ellen Helle, Notary Public

DATE 10-31-96 BOOK 55 PAGE 288