

THE IOWA STATE BAR ASSOCIATION
Official Form No. 103

ISBA # 000000454

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

REAL ESTATE TRANSFER
TAX PAID 5
STAMP #
\$ 59.20
Michelle Utsler
RECORDER
2-2-00 Madison
DATE COUNTY

REC \$ 5.18
AUD \$ 1.18
R.M.F. \$ 1.18

FILED NO. 002885
BOOK 63 PAGE 676
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COMPILED ✓
RECORDED ✓
INDEXED ✓

MICHELLE UTSLER
RECORDER
IOWA

Preparer Information Samuel H. Braland, 115 E. First Street, P.O. Box 370, Earlham, Iowa 50072
Individual's Name Street Address City Phone

Address tax statement: David T. and Lisa A. Nicholson, 1224 W. Court Ave., Winterset, IA 50273 SPACE ABOVE THIS LINE FOR RECORDER



WARRANTY DEED - JOINT TENANCY

For the consideration of ---Thirty-seven Thousand Five Hundred Dollar(s) and other valuable consideration,
RUSSELL O. BEAMAN and RUTH E. BEAMAN, husband and wife.

do hereby Convey to
DAVID T. NICHOLSON and LISA A. NICHOLSON, 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:

A parcel of land described as commencing at the West Quarter (1/4) Corner of Section Thirty-six (36), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., City of Winterset, Madison County, Iowa, thence South 524.89 feet along the West line of the Southwest Quarter (1/4) of said Section Thirty-six (36) to the point of beginning, thence South along the West line of the Southwest Quarter (1/4) of said Section Thirty-six (36) to the South line of the North Eleven (11) acres of the West Half (1/2) of the Northwest Quarter (1/4) of the Southwest Quarter (1/4) of said Section Thirty-six (36), thence East 172.72 feet along said South line of the North Eleven (11) acres, thence North 200 feet, thence West to the point of beginning.

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.

STATE OF IOWA, Dated: January 28, 2000

MADISON COUNTY, ss: Russell O. Beaman (Grantor)

On this 28th day of January, 2000, before me, the undersigned, a Notary Public in and for said State, personally appeared Russell O. Beaman and Ruth E. Beaman

Ruth E. Beaman (Grantor)

to know to be the identical persons named in the foregoing instrument and acknowledged that they executed the same as their free act and deed.

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

(Grantor)