

THE IOWA STATE BAR ASSOCIATION  
Official Form No. 101

ISBA #

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

REAL ESTATE TRANSFER  
TAX PAID 36  
STAMP  
\$ 39.20  
Michelle Utsler  
RECORDER  
3-16-00 Madison  
DATE COUNTY

REC'D 5  
AUDS 5  
FILED 1

INDEXED ✓  
RECORDED ✓  
FILED ✓

FILED NO. **003408**  
BOOK 142 PAGE 378  
2000 MAR 16 AM 9:39

MICHELLE UTSLER  
RECORDER  
MADISON COUNTY IOWA

Preparer Information: Stacey Mercer-Ethofer, 232 HWY 6, Waukee, Iowa 50263 515/987-8000  
RE/MAX Realty, Inc. Street Address City Phone



Tax Statements: Michael J. Nevins & Linda Nevins  
124 North 10th  
Winterset, IA 50273

SPACE ABOVE THIS LINE  
FOR RECORDER

**WARRANTY DEED**

For the consideration of One (1)  
Dollar(s) and other valuable consideration,  
Steven A. Grace, a single person

do hereby Convey to  
Michael J. Nevins and Linda Nevins, 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:

Parcel "A", located in the Northeast Quarter of the  
Northeast Quarter of Section Thirteen (13), Township Seventy-six(76)  
North, Range Twenty-nine (29) West of the 5th P.M., Madison County,  
Iowa, as shown in Plat of Survey filed in Book 2, Page 498  
on August 24, 1994 in the Office of the Recorder Of  
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.

STATE OF Iowa Dated: 3-14-2000

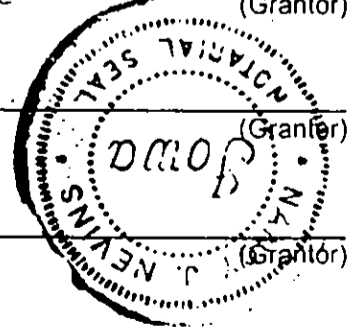
Dallas COUNTY, ss:  
On this 14th day of March  
~~XX~~ 2000, before me, the undersigned, a Notary  
Public in and for said State, personally appeared  
Steven A. Grace, a single  
person

Steven A. Grace  
Steven A. Grace (Grantor)

to me known to be the identical persons named in  
and who executed the foregoing instrument and  
acknowledged that they executed the same as their  
voluntary act and deed.

Nancy J. Nevins  
6-23-00  
Notary Public

(Grantor)  
(Grantor)  
(Grantor)  
(Grantor)



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