

REAL ESTATE TRANSFER
TAX PAID 20
STAMP #
\$ 120.00
Michelle Utsler
RECORDER
7-13-00 Madison
DATE COUNTY

REC \$ 5.00
AUD \$ 5.00
SMP \$ 1.00

COMPUTER
RECORDED
COMPARED _____

FILED NO. 005088
BOOK 64 PAGE 116
2000 JUL 13 PM 2:27
MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA

Preparer Information G. Stephen Walters, P.O. Box 230, Farmers & Merchants State Bank Bldg., Winterset, Iowa 50273, (515) 462-3731
Individual's Name Street Address City Phone



Address Tax Statement: 200 West Center
Truro, Iowa 50240

SPACE ABOVE THIS LINE
FOR RECORDER

WARRANTY DEED

For the consideration of one dollar and no/100
Dollar(s) and other valuable consideration,
James B. Nicholson and Hilda J. Nicholson, husband and wife,

do hereby Convey to
Jeffery E. Bush and Darla Bush, as Joint Tenants with Full Rights of Survivorship and not as Tenants
in Common.

the following described real estate in Madison County, Iowa:

A tract of land commencing at a point 30 feet West of the Northwest corner of Block One (1) of Hull's Addition to the Town of Truro, Madison County, Iowa, which point is 42 rods and 7 feet South and 27 rods and 13 1/2 feet West of the Northeast Corner of the Southeast Quarter (1/4) of Section Sixteen (16) in Township Seventy-four (74) North, Range Twenty-six (26) West of the 5th P.M., and running thence West parallel with the South line of said Section 132 feet, thence South 160 feet, thence East parallel with said South line of said Section, 132 feet, thence North 160 feet 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: July 11, 2000.

MADISON COUNTY,

ss:

On this 11th day of July, 2000, before me, the undersigned, a Notary Public in and for said State, personally appeared James B. Nicholson and Hilda J. Nicholson, husband and wife,

James B. Nicholson
James B. Nicholson (Grantor)

Hilda J. Nicholson
Hilda J. Nicholson (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.

(Grantor)

(Grantor)

Steven J. Sauer
Notary Public
(This form for acknowledgment for individual grantor(s) only)