

ENTERED FOR RECORD
THIS 16th DAY OF Dec 2004
Jesse H. Welch
Debby Corkean

Return to:
IOWA REALTY CO., 3501 Westown Parkway, West Des Moines, Iowa 50266 (wt) PH # (515) 453-6264

This instrument prepared by:
ROSS F. BARNETT, ABENDROTH & RUSSELL, P.C., 2536 - 73rd Street, Urbandale, Iowa 50322

Mail tax statements to:
Patrick Riley, 10478 NW 102nd Ct., Granger, IA 50109

COMPUTER	<input checked="" type="checkbox"/>
RECORDED	<input checked="" type="checkbox"/>
COMPARED	<input type="checkbox"/>

File #14411005

\$50,000.00

WARRANTY DEED

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Steven Nicklaus a/k/a Steven D. Nicklaus and Patricia A. Nicklaus, husband and wife**, do hereby convey unto **Custom Homes of Iowa** ~~Patrick Riley and Heather Riley, 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:**

Ch. of
IA Realty
12/15/04

Parcel "C" a part of Parcel "A" in the Southeast Quarter (1/4) of the Southeast Quarter (1/4) of Section Fifteen (15), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, containing 10.905 acres, as shown in Plat of Survey filed in Book 2004, Page 5564 on November 24, 2004, in the Office of the Recorder of Madison County, Iowa

SUBJECT TO ALL COVENANTS, RESTRICTIONS, AND EASEMENTS OF RECORD

Grantors do hereby covenant with Grantees, and successors in interest, that said 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 relinquish 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)
COUNTY OF Madison) SS:

Dated: 12-15-04

On this 15 day of December, 2004, before me the undersigned, a Notary Public in and for said State, personally appeared **Steven D. Nicklaus and Patricia A. Nicklaus, husband and wife**, 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.


Steven D. Nicklaus


Patricia A. Nicklaus


Notary Public in and for the said State

