

REAL ESTATE TRANSFER	
TAX PAID <u>3</u>	
STAMP #	
\$ <u>197.60</u>	
<u>Micki Utsler</u>	
RECORDER	
<u>5-2-01</u>	<u>Madison</u>
DATE	COUNTY

REC \$ 5⁰⁰
 AUD \$ 5⁰⁰
 R.M.F. \$ 1⁰⁰

COMPUTER
 RECORDED
 COMPARED _____

FILED NO. 001765
 BOOK 2001 PAGE 1765
 2001 MAY -2 PM 3:35

Preparer Information Jerrold B. Oliver, P.O. Box 230, Winterset, Iowa 50273, (515) 462-3731

MICKI UTSLER
 RECORDER
 MADISON COUNTY, IOWA
 Phone _____

Address Tax Statement: Steven and Patricia Nicklaus
1897 Quarry Trl., Winterset, IA 50273

SPACE ABOVE THIS LINE
 FOR RECORDER



WARRANTY DEED - JOINT TENANCY

For the consideration of ONE HUNDRED TWENTY-FOUR THOUSAND
 Dollar(s) and other valuable consideration,
TEDDY L. MURPHY and JOSEPHINE M. MURPHY, Husband and Wife,

do hereby Convey to
STEVEN NICKLAUS and PATRICIA NICKLAUS,

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" in the Southeast Quarter of the Southeast Quarter of Section 15, Township 76 North,
 Range 27 West of the 5th P.M., Madison County, Iowa, more particularly described as follows:
 Beginning at the Southeast Corner of Section 15, Township 76 North, Range 27 West of the 5th P.M.,
 Madison County, Iowa, thence North 89°46'22" West 1114.00 feet along the South line of the
 Southeast Quarter of the Southeast Quarter of said Section 15; thence North 00°17'11" East 1317.57
 feet to the North line of said Southeast Quarter of the Southeast Quarter; thence North 89°59'18" East
 1114.02 feet to the Northeast Corner of said Southeast Quarter of the Southeast Quarter; thence South
 00°17'11" West 1322.22 feet to the Point of Beginning containing 33.755 acres including 3.075 acres
 of County Road right-of-way

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,
 ss:
MADISON COUNTY,

Dated: May 1, 2001

On this 1st day of May,
2001, before me, the undersigned, a Notary
 Public in and for said State, personally appeared
Teddy L. Murphy and Josephine M. Murphy

Teddy L. Murphy
 Teddy L. Murphy (Grantor)

Josephine M. Murphy
 Josephine M. Murphy (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.

Jerrold B. Oliver
 Notary Public

 (Grantor)

 (Grantor)

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

