

REAL ESTATE TRANSFER
TAX PAID 22
 STAMP #
 \$ 144.80
 Michelle Utzler
 REGORDER
 7-18-01 Madison
 DATE COUNTY

REC \$ 5.00
 AUD \$ 3.00
 R.M.F. \$ 1.00

COMPUTER
 RECORDED
 COMPARED _____

003131
 FILED NO. _____
 BOOK 2001 PAGE 3131
 01 JUL 18 PM 2:57

Preparer Information: G. Stephen Walters, P.O. Box 230, Winterset, Iowa 50273, (515) 462-3731
 Individual's Name Street Address City

MICKI UTSLER
 RECORDER
 MADISON COUNTY, IOWA
 Phone

SPACE ABOVE THIS LINE
 FOR RECORDER



Address Tax Statement: Ivan M. Nicholl
 \$91,000.00 316 S 6th Ave., Winterset, IA 50273

WARRANTY DEED - JOINT TENANCY

For the consideration of ninety-one thousand and no/100
 Dollar(s) and other valuable consideration,
MICHAEL GIVAN a/k/a MICHAEL L. GIVAN and MICHELE GIVAN, husband and wife

do hereby Convey to
IVAN M. NICHOLL and COLLEEN K. NICHOLL,

as Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described
 real estate in MADISON County, Iowa:

Lot 2, Block 2 of Pitzer's Addition to the Town of Winterset, 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: July 15, 2001

ss: Madison COUNTY,

On this 15 day of July, 2001, before me, the undersigned, a Notary Public in and for said State, personally appeared Michael Givan a/k/a Michael L. Givan and Michele Givan

Michael L. Givan
 Michael Givan a/k/a Michael L. Givan (Grantor)

Michele Givan
 Michele Givan (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.

John S. Shaw
 Notary Public

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

