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FILED NO. _____
BOOK 2001 PAGE 3400
2001 AUG -3 AM 9:10

IOWA REALTY CO.
3501 WESTOWN PARKWAY
WEST DES MOINES, IA 50266

REC \$ 5⁰⁰
AUD \$ 5⁰⁰
R.M.F. \$ 1⁰⁰

COMPUTER
RECORDED
COMPARED _____

NICKI UTSLER
RECORDER
MADISON COUNTY, IOWA

PREPARED BY: D. Cornelison, Esq, Iowa Realty, 3501 WESTOWN PKWY, WEST DES MOINES, IOWA 50266 515-453-6264/wt

SPACE ABOVE THIS LINE FOR RECORDER

Address Tax Statements to: Edward K. Miller, 1897 Quarry Trail, Winterset, IA 50273

\$ 230,000.00

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: In consideration of the sum of ONE Dollar and other good and valuable consideration, the receipt of which is hereby acknowledged, **Steven Nicklaus and Patricia Nicklaus, Husband and Wife**, hereby convey unto **Edward K. Miller and Sari L. Miller, Husband and Wife, As Joint Tenants With Full Rights of Survivorship and Not As Tenants in Common** the following described real estate, situated in **Madison County, Iowa**:

Parcel "A" located in the North Half (1/2) of the Northeast Quarter (1/4) of Section Twenty-two (22), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, as shown in plat of Survey filed in Book 3, Page 427 on April 23, 1999 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 their successors in interest, that said grantors hold fee title to the real estate; that they have good and lawful authority to sell and convey the same; that said premises are free and clear of all liens and encumbrances whatsoever except as may be above stated; and they covenant to warrant and defend said 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 such 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.

Dated July 31, 2001.

Steven Nicklaus

Patricia Nicklaus

STATE OF Iowa, Madison COUNTY, SS:

On this 31 day of July, 2001, before me, a Notary Public in and for said State, personally appeared, **Steven Nicklaus and Patricia Nicklaus, Husband and Wife**, known to be the persons named in and who executed the foregoing instrument, and acknowledge that they executed the same as their voluntary act and deed.

Notary Public in and for Said State

