

1 37,500

REAL ESTATE TRANSFER	
TAX PAID 25	
STAMP #	
\$ 59.20	
Micki Utsler	
RECORDER	
7-12-02	Madison
DATE	COUNTY

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

CC
 FILED NO. 003403
 BOOK 2002 PAGE 3403
 2002 JUL 12 PM 3:02
 MICKI UTSLER
 RECORDER
 MADISON COUNTY, IOWA

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

COMPUTER
 RECORDED
 COMPARED

PREPARED BY: Mark U. Abendroth, Abendroth & Russell, P.C., 3501 Westown Parkway, West Des Moines, IA 50266 515-453-6264/wt

File 14106001
 Address Tax Statements to: Terrance L. Niklawski, 3901 67th Street, Urbandale, IA 50322
 SPACE ABOVE THIS LINE FOR RECORDER

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, **Robert Trausch and Esther Trausch, Husband and Wife**, hereby convey unto **Terrance L. Niklawski and Kristin Niklawski, 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:

Lot Seventeen (17) of Walnut Cove Estates Subdivision, Plat No. 2, located in the East Half (1/2) of the Northwest Quarter (1/4) of Section Twenty-five (25), Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa.

This deed is given in fulfillment of a certain contract dated September 18, 2001 and filed September 24, 2001 in Book 2001 at Page 4262 in the office of the Madison County, Iowa recorder



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 5-24-, 2002.

Robert Trausch

Esther Trausch

STATE OF Iowa, Audubon COUNTY, SS:

On this 24 day of May, 2002, before me, a Notary Public in and for said State, personally appeared, **Robert Trausch and Esther Trausch, 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.

Karla Petersen Iowa
 Notary Public in and for Said State

