

REAL ESTATE TRANSFER
TAX PAID 16
STAMP #
\$ 146.40
Michelle Utsler
RECORDER
8-7-02 Madison
DATE COUNTY

REC \$ 5⁰⁰
AUD \$ 5⁰⁰
R.M.F. \$ 1⁰⁰

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FILED NO. 003833
BOOK 2002 PAGE 3833
(PAGE 3833)
2002 AUG -7 AM 9:24
(9:24 AM)
MICKI UTSLER
RECORDER
MADISON COUNTY, IOWA

Preparer Information John E. Casper, 223 E. Court Avenue, Winterset, (515) 462-4912
Individual's Name Street Address City Phone



Address Tax Statement: Charles J. and Jodi M. Nicholl
418 E. Buchanan
Winterset, IA 50273

SPACE ABOVE THIS LINE
FOR RECORDER

WARRANTY DEED

For the consideration of NINETY TWO THOUSAND AND NO/100
Dollar(s) and other valuable consideration,
IVAN M. NICHOLL and COLLEEN K. NICHOLL, Husband and Wife,

do hereby Convey to
CHARLES J. NICHOLL and JODI M. NICHOLL, 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:
Lot Two (2) in Block Two (2) of Pitzer's Addition to the Town of Winterset, Madison County, Iowa

This Deed is in fulfillment of the Real Estate Contract filed for record with the Madison County Recorder's Office on July 20, 2001 in Record Book 2001 at Page 3187.

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: August 6, 2002

MADISON COUNTY, ss:

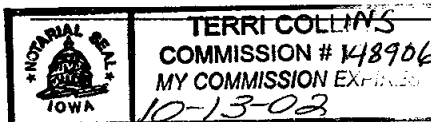
On this 6th day of August,
2002, before me, the undersigned, a Notary Public in and for said State, personally appeared Ivan M. Nicholl and Colleen K. Nicholl, Husband and
Wife

Ivan M. Nicholl
IVAN M. NICHOLL (Grantor)

Colleen K. Nicholl
COLLEEN K. NICHOLL (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. _____ (Grantor)

Terri Collins
Terri Collins Notary Public



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

(Grantor)