

REAL ESTATE TRANSFER  
TAX PAID 10  
STAMP #  
\$ 146.40  
Nicki Utsler  
RECORDER  
1-10-03 Madison  
DATE COUNTY

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

COMPUTER   
RECORDED   
COMPARED

FILED NO. 000168  
BOOK 2003 PAGE 168  
2003 JAN 10 PM 3:48  
3:48 pm  
NICKI UTSLER  
RECORDER  
MADISON COUNTY, IOWA

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

Individual's Name

Street Address

City



Address Tax Statement: Nicole R. Feldman  
\$92,000.00 1274 Highway 92, Winterset, IA 50273

SPACE ABOVE THIS LINE FOR RECORDER

### WARRANTY DEED

For the consideration of NINETY-TWO THOUSAND  
Dollar(s) and other valuable consideration,  
IVAN W. HART and MAXINE Z. HART, Husband and Wife,

do hereby Convey to  
NICOLE R. FELDMAN,

the following described real estate in Madison County, Iowa:

Parcel "A" located in the Northwest Fractional Quarter (1/4) of the Northeast Quarter (1/4) and the West 2 acres of the Northeast Fractional Quarter (1/4) of the Northeast Quarter (1/4) all in Section Four (4), Township Seventy-five (75) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa, containing 9.894 acres, as shown in Plat of Survey filed in Book 2002, Page 6061 on December 13, 2002, in the office of the Recorder of 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: 1-10-03

MADISON COUNTY, ss:

On this 10<sup>th</sup> day of Jan.

2003 before me, the undersigned, a Notary Public in and for said State, personally appeared Ivan W. Hart and Maxine Z. Hart

Ivan W. Hart (Grantor)

Maxine Z. Hart (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.

[Signature]  
[Signature]  
Notary Public

(Grantor)

(Grantor)

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