

REAL ESTATE TRANSFER  
TAX PAID 33  
STAMP #  
\$ 115.20  
*Micki Utsler*  
RECORDER  
3-19-03 *Madison*  
DATE COUNTY

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

COMPUTER   
RECORDED   
COMPARED

FILED NO. 001525

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2003 MAR 19 AM 11:19

MICKI UTSLER  
RECORDER  
MADISON COUNTY, IOWA

Preparer Information John E. Casper, 223 E. Court Avenue, Winterset, (515) 462-4912



Address Tax Statement:  Thomas J. Bradley and Tiffany A. Keller  
611 W. 2nd Avenue, #10  
Indianola, IA 50125

SPACE ABOVE THIS LINE  
FOR RECORDER

### WARRANTY DEED - JOINT TENANCY

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

do hereby Convey to  
THOMAS J. BRADLEY and TIFFANY A. KELLER

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

Lot Seven (7) in block Eleven (11) of Pitzer & Knight'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, ss:  
MADISON COUNTY,

Dated: 3-13-2003

On this 13<sup>th</sup> day of MAR 2003, before me, the undersigned, a Notary Public in and for said State, personally appeared Ivan M. Nicholl and Colleen K. Nicholl

*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)

*Robert C. Duff*  
Notary Public

(Grantor)

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

