

Book 2005 Page 2436 Type 03 001 Pages 1
Date 5/31/2005 Time 11:54 AM
Rec Amt \$7.00 Aud Amt \$5.00
Rev Transfer Tax \$439.20
Rev Stamp# 241 DOV# 235

MICHELLE "MICKI" UTSLER, COUNTY RECORDER
MADISON IOWA

ENTERED FOR TAXATION
THIS 31 DAY OF May 2005
Jean Wetzel
Debbie Corkle
DEPUTY RECORDER

Return to:
IOWA REALTY CO., 3501 Westown Parkway, West Des Moines, Iowa 50266 (wt) PH # (515) 453-6264

This instrument prepared by:
ROSS F. BARNETT, ABENDROTH & RUSSELL, P.C., 2536 - 73rd Street, Urbandale, Iowa 50322

COMPUTER
RECORDED
COMPARED

Mail tax statements to:
James Kelly Smith, 1801 Quarry Trail, Winterset, IA 50273

File #14503006

\$ 275,000.00

WARRANTY DEED

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Steven Nicklaus and Patricia Nicklaus, husband and wife**, do hereby convey unto **James Kelly Smith**, the following-described real estate in ~~Warren~~ ^{MADISON} County, Iowa:

Parcel "A" located in the Southeast Quarter (1/4) of the Southeast Quarter (1/4) of Section Fifteen (15), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, containing 33.755 acres, as shown in Plat of Survey filed in Book 3, Page 619 on August 18, 2000, in the Office of the Recorder of Madison County, Iowa, EXCEPT Parcel "B" a part of Parcel "A" in the Southeast Quarter (1/4) of the Southeast Quarter (1/4) of said Section Fifteen (15), containing 10.000 acres, as shown in Plat of Survey filed in Book 2003, Page 3666 on June 24, 2003, in the Office of the Recorder of Madison County, Iowa AND EXCEPT Parcel "C" a part of Parcel "A" in the Southeast Quarter (1/4) of the Southeast Quarter (1/4) of said Section Fifteen (15), containing 10.905 acres, as shown in Plat of Survey filed in Book 2004, Page 5564 on November 24, 2004, 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 successors in interest, that said 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 relinquish 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)
COUNTY OF MADISON) SS:

Dated: May 20, 2005

Steven Nicklaus

Patricia Nicklaus

On this 20th day of May, 2005, before me the undersigned, a Notary Public in and for said State, personally appeared **Steven Nicklaus and Patricia Nicklaus, husband and wife**, 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.

Connie Harvey
Notary Public in and for the said State

CONNIE HARVEY
COMMISSION # 193621
MY COMMISSION EXPIRES
5-26-07