

ENTERED FOR TAXATION
THIS 19 DAY OF May 2005
Jan Welch
Debby Coerkreem
DEPUTY RECORDER

Document 2005 2279

Book 2005 Page 2279 Type 03 001 Pages 2
Date 5/19/2005 Time 2:09 PM
Rec Amt \$12.00 Aud Amt \$5.00
Rev Transfer Tax \$276.80
Rev Stamp# 225 DOV# 219

MICHELLE "MICKI" UTSLER, COUNTY RECORDER
MADISON IOWA

COMPUTER	<input checked="" type="checkbox"/>
RECORDED	<input checked="" type="checkbox"/>
COMPARED	<input type="checkbox"/>



WARRANTY DEED

(Joint Tenancy)

THE IOWA STATE BAR ASSOCIATION

Official Form No. 103

Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)

Jerrold B. Oliver, P.O. Box 230, Winterset, IA 50273, Phone: (515) 462-3731

\$ 173,500.00

Taxpayer Information: (Name and complete address)

Steven D. Nicklaus and Patricia A. Nicklaus
1405 W Jefferson
Winterset, IA 50273

Return Document To: (Name and complete address)

Jerrold B. Oliver
PO BOX 230
Winterset, IA 50273

Grantors:

Robert C. Bisanz
Kathy J. Bisanz

Grantees:

Steven D. Nicklaus
Patricia A. Nicklaus

Legal description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED - JOINT TENANCY

For the consideration of One hundred seventy-three thousand five hundred
Dollar(s) and other valuable consideration,
Robert C. Bisanz and Kathy J. Bisanz, Husband and Wife

do hereby Convey to
Steven D. Nicklaus and Patricia A. Nicklaus

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) of Sunset Acres, Plat One (1), an Addition to the City 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,
COUNTY OF MADISON

Dated: April 28, 2005

This instrument was acknowledged before me on
April 28, 2005
by Robert C. Bisanz and Kathy J. Bisanz

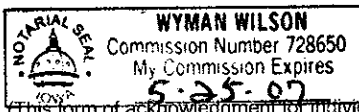
[Signature]
Robert C. Bisanz (Grantor)

[Signature]
Kathy J. Bisanz (Grantor)

[Signature], Notary Public

(Grantor)

(Grantor)



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