

ENTERED FOR TAXATION
THIS DAY OF *Oct*
Michelle Utsler
Michelle Utsler
DEPUTY

Document 2005 5169

Book 2005 Page 5169 Type 03 001 Pages 2
Date 10/25/2005 Time 1:46 PM
Rec Amt \$12.00 Aud Amt \$5.00
Rev Transfer Tax \$120.80
Rev Stamp# 498 DOV# 488

MICHELLE UTSLER, COUNTY RECORDER
MADISON IOWA

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



WARRANTY DEED

THE IOWA STATE BAR ASSOCIATION
Official Form No. 101
Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)

IMCA Jerrold B. Oliver
P.O. Box 230
Winterset, IA 50273
Phone: (515) 462-3731 *\$76,000*

Taxpayer Information: (Name and complete address)

Kathy S. Cross
316 E. South St.
Winterset, IA 50273

Return Document To: (Name and complete address)

Jerrold B. Oliver
PO BOX 230
Winterset, IA 50273

Grantors:

Amanda S. Nicholl

Grantees:

Kathy S. Cross

Legal description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of Seventy-six thousand
Dollar(s) and other valuable consideration,
Amanda S. Nicholl, a Single Person

do hereby Convey to
Kathy S. Cross

the following described real estate in Madison County, Iowa:
Lot Two (2) and the West 6 feet of Lot One (1) in Block Two (2) of Guiberson's Addition to the Town of Winterset



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: 10-14-05

This instrument was acknowledged before me on 10-14-2005 by
Amanda A. Nicholl

Amanda S. Nicholl
Amanda S. Nicholl (Grantor)

(Grantor)

John S. Shaw
Notary Public (Grantor)



(Grantor)