

THE IOWA STATE BAR ASSOCIATION
Official Form No. 101

Jerrold B. Oliver ISBA # 04132

FOR THE LEGAL EFFECT OF THE USE OF
THIS FORM, CONSULT YOUR LAWYER

REAL ESTATE TRANSFER
TAX PAID 3
STAMP
\$ 130.40
Michelle Utsler
RECORDER
7-1-98 Madison
DATE COUNTY

REC \$ 5⁰⁰
AUD \$ 10⁰⁰
R.M.F. \$ 1⁰⁰

COMPUTER
RECORDED
COMPARED

FILED NO. 10
BOOK 62 PAGE 556
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Preparer Information Jerrold B. Oliver, P.O. Box 230, Winterset, Iowa 50273, (515) 462-3731
Individual's Name Street Address City Phone

MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA



WARRANTY DEED

SPACE ABOVE THIS LINE
FOR RECORDER

For the consideration of EIGHTY-TWO THOUSAND
Dollar(s) and other valuable consideration,
JOHN K. FICKES and BRENDA K. FICKES, Husband and Wife,

do hereby Convey to
SHIRLEY A. NEOPOTIST,

the following described real estate in Madison County, Iowa:

A parcel of land described as commencing at the Southwest corner of the Northeast Quarter (1/4) of the Northwest Quarter (1/4) of Section Twenty-four (24), in Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa; running thence North 33.25 feet along the West line of said Northeast Quarter (1/4) of the Northwest Quarter (1/4) which is also the East line of a 10 foot alley between Block One (1) of Hartman & Young's Addition and Block Three (3) of Beaver & Patton's Addition, all in the City of St. Charles, Iowa; thence North 83 degrees 18'25" East 132.94 feet along the South line of Lots Three (3) and Four (4) of Block Three (3) of said Beaver & Patton's Addition; thence South 66.50 feet; thence South 83 degrees 18'25" West 132.94 feet to the West line of the Southeast Quarter (1/4) of the Northwest Quarter (1/4) of said Section Twenty-four (24); thence North 33.25 feet to the point of beginning

AND
Lots Three (3) and Four (4) in Block Three (3) of Beaver & Patton's Addition to the Town of St. Charles, 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 distributiv 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: 6-30-98

MADISON COUNTY, SS:

On this _____ day of _____,
19____, before me, the undersigned, a Notary Public in and for said State, personally appeared John K. Fickes and Brenda K. Fickes

John K. Fickes
John K. Fickes (Grantor)

Brenda K. Fickes
Brenda K. Fickes (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)



Tawne A. Gibson
Notary Public

(Grantor)

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