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Prepared by: Name Next Generation Realty 1701 22nd St. Ste 107, West Des Moines, IA 50266 (515) 224-9900  
Address City Zip Phone

159,000

SPACE ABOVE THIS LINE FOR RECORDER

**WARRANTY DEED - JOINT TENANCY**

For the consideration of ONE DOLLAR AND NO/00  
Dollar(s) and other valuable consideration,  
JOHN GORDON WICK AND SUEANNE GARCIA WICK, HUSBAND AND WIFE

do hereby Convey to  
WILLIAM ACKERMAN AND DIANE ACKERMAN, HUSBAND AND WIFE

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

Lots Twelve (12) and Fourteen (14) and the North 435.6 feet of Lots Ten (10) and Seven (7) of the Final Plat of Berglund Rural Estates Sub-District in the Northwest Quarter (1/4) of Section Thirty-two (32) in Township Seventy-seven (77) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, except a triangular piece beginning at the Northeast corner of the Southwest Quarter (1/4) of the Northwest Quarter (1/4) of said Section Thirty-two (32), thence Southeasterly to the Southeast corner of Lot Seven (7), thence North 435.6 feet, thence West 160.2 feet to the point of beginning.

COMPUTER   
RECORDED   
COMPAKED

FILED NO. 1958

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98 NOV 10 PM 2:35

SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD

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

MICHELLE UTSLER  
RECORDER  
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; 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 constructed as in the singular or plural number, and as masculine or feminine gender, according to the context.

STATE OF IOWA

Dated: 11/9/98

Madison COUNTY.

On this 9th day of November  
1998, before me, the undersigned, a Notary Public in  
and for said State, personally appeared

John and Sueanne Wick  
Husband and Wife

John Gordon Wick  
JOHN GORDON WICK (Grantor)

Sueanne Garcia Wick  
SUEANNE GARCIA WICK (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.

Mary Eric Kison 1-91-79

Notary Public

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

REAL ESTATE TRANSFER  
TAX PAID 11  
STAMP #  
3.253  
Michelle Utsler  
RECORDER  
11-10-98 Madison  
COUNTY

(Grantor)