

REAL ESTATE TRANSFER
TAX PAID 48
STAMP #
\$ 71.20
Michelle Witsky
RECORDER
5-28-99 Madison
DATE COUNTY

REC \$ 500
AUD \$ 500
R.M.F. \$ 100

FILED NO. 4839

BOOK 141 PAGE 521

99 MAY 28 PM 3: 24

IOWA REALTY CO.
3501 WESTOWN PARKWAY
WEST DES MOINES, IA 50266

COMPUTER _____
RECORDED ✓
COMPARED ✓

MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA

PREPARED BY: L. Haynes, MIDLAND ESCROW, 409 N. JEFFERSON, INDIANOLA, IA 50125 515-453-7238

SPACE ABOVE THIS LINE FOR RECORDER

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: In consideration of the sum of ONE Dollar and other good and valuable consideration, the receipt of which is hereby acknowledged, **Gary W. Carstens and Barbara A. Carstens, husband and wife** hereby convey unto **Steven Nicklaus and Patricia Nicklaus, husband and wife** AS JOINT TENANTS WITH FULL RIGHTS OF SURVIVORSHIP AND NOT AS TENANTS IN COMMON, the following described real estate, situated in MADISON County, Iowa:

Parcel "A", located in the North Half (1/2) of the Northeast Quarter (1/4) of Section Twenty-two (22), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, as shown in Plat of Survey filed in Book 3, Page 427, 1999 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 their successors in interest, that said grantors hold fee title to the real estate; that they have good and lawful authority to sell and convey the same; that said premises are free and clear of all liens and encumbrances whatsoever except as may be above stated; and they covenant to warrant and defend said 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 such 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.

Dated May, 19, 1999.

By: Gary W. Carsters
Gary W. Carsters

By: Barbara A. Carstens
Barbara A. Carstens

STATE OF IOWA)
)SS.
COUNTY OF Florida)

On this 4 day of May, A.D. 1999, before me, a Notary Public in and for the State of Iowa, personally appeared **Gary W. Carstens and Barbara A. Carstens, husband and wife**, known to be the persons named in and who executed the foregoing instrument, and acknowledge that they executed the same as their voluntary act and deed.



Arnold J. K. Sornby
Notary Public in and for Said State

My Commission expires 3/21/2000