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BOOK 141 PAGE 731

99 JUL 23 PM 4: 06

MICHELLE UTBELL
RECORDER
MADISON COUNTY, IOWA

FEE \$ 5.00
ADD \$ 10.00
TOTAL \$ 15.00

Preparer Information Jerrold B. Oliver, P.O. Box 230, Winterset, Iowa 50273, (515) 462-3731

Individual's Name Street Address City Phone



WARRANTY DEED - JOINT TENANCY

SPACE ABOVE THIS LINE
FOR RECORDER

For the consideration of ONE
Dollar(s) and other valuable consideration,
GAYLE P. NICELY, a Single Person, true and correct name GALE P. NICELY, and SYLVIA LIPKA, a Single Person,

do hereby Convey to
GALE P. NICELY and SYLVIA LIPKA,

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

The Southeast Quarter (1/4) of the Southeast Quarter (1/4) of Section Eleven (11), and the East Half (1/2) of the Northeast Quarter (1/4) of Section Fourteen (14), and all that part of the West Half (1/2) of the East Half (1/2) of the Northeast Quarter (1/4) of the Southeast Quarter (1/4) of Section Fourteen (14) lying on the North side of Middle River, and the following described tract of land, to-wit:
Commencing at the Northeast corner of the West Half (1/2) of the Northeast Quarter (1/4) of the Southeast Quarter (1/4) of Section Fourteen (14), running thence South 20 1/2 rods, thence West 15 rods and 11 feet, thence North 20 1/2 rods, thence East to the place of beginning; all in Township Seventy-five (75) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa, except Parcel "A", located in the Southeast Quarter (1/4) of the Northeast Quarter (1/4) and the Northeast Quarter (1/4) of the Southeast Quarter (1/4) of Section Fourteen (14), Township Seventy-five (75) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa, as shown in Plat of Survey filed in Book 2, Page 714 on August 27, 1996, in the Office of the Recorder of Madison County, Iowa

This Deed is given for the purpose of correcting the name of one of the titleholders of said real estate. The consideration for this Deed is less than \$500 and therefore, no Declaration of Value or Groundwater Statement is required.

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 WISCONSIN COUNTY, Racine ss:

Dated: July 20, 1999

On this 20 day of July, 19 99, before me, the undersigned, a Notary Public in and for said State, personally appeared Gale P. Nicely and Sylvia Lipka

X Gale P. Nicely (Grantor)

X Sylvia Lipka (Grantor)

To me known Sandy L. Hess 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)

(Grantor)

Sandy L. Hess
Notary Public

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