

THE IOWA STATE BAR ASSOCIATION
Official Form No. 103

Jerrold B. Oliver ISBA # 04132

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

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

REAL ESTATE TRANSFER
TAX PAID 58
STAMP
\$ 189.00
MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA

FILED NO. 4929
BOOK 62 PAGE 480
98 MAY 27 PM 3:31
MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA

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 HUNDRED THIRTEEN THOUSAND
Dollar(s) and other valuable consideration,
D. TODD NICHOLSON and LISA A. NICHOLSON, Husband and Wife,

do hereby Convey to
LAWRENCE L. CONLEY and STEPHANIE K. CONLEY,

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

A tract of land commencing 21 rods and 20 1/2 links North of the Southeast corner of the Northeast
Quarter (1/4) of the Northwest Quarter (1/4) of Section One (1) in Township Seventy-five (75) North,
Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, thence North 70 feet, thence
West 150 feet, thence South 70 feet, thence East 150 feet to the point of beginning



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, MADISON SS:

Dated: May 23, 1998

On this 23rd day of May,
before me, the undersigned, a Notary
Public in and for said State, personally appeared
D. Todd Nicholson and Lisa A. Nicholson

D. Todd Nicholson
D. Todd Nicholson (Grantor)

Lisa A. Nicholson
Lisa A. Nicholson (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.

Patrick F. Corbett
Patrick F. Corbett
Notary Public

(Grantor)

(Grantor)

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