

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

FILED NO **4104**

BOOK 138 PAGE 866

98 APR 22 PM 4: 04

MICHELLE UELIN
RECORDER
MADISON COUNTY IOWA

REC \$ 5.00
AUD \$ 5.00
RMF \$ 1.00

COMPUTER
RECORDED
COMPARED

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

Individual's Name Street Address City Phone



WARRANTY DEED

SPACE ABOVE THIS LINE
FOR RECORDER

For the consideration of ONE
Dollar(s) and other valuable consideration,
DAVID M NICHOLL and KATHY D NICHOLL, Husband and Wife,

do hereby Convey to
DAVID M NICHOLL and KATHY D NICHOLL,

the following described real estate in Madison County, Iowa

Parcel "A", located in the Southwest Fractional Quarter of the Northwest Quarter of Section 18, Township 75 North, Range 27 West of the 5th P M , Madison County, Iowa, more particularly described as follows Commencing at the West Quarter Corner of Section 18, Township 75 North, Range 27 West of the 5th P M , Madison County, Iowa, thence North 0 degrees 41'21" East along the West line of the Northwest Quarter of said Section 18, 181 50 feet to the Point of Beginning, thence North 0 degrees 41'21" East along the West line of the Northwest Quarter of Section 18, 1119 51 feet to the Northwest Corner of the Southwest Fractional Quarter of the Northwest Quarter of said Section 18, thence South 89 degrees 34'16" East along the North line of the Southwest Fractional Quarter of the Northwest Quarter of said Section 18, 1120 35 feet, thence South 0 degrees 46'50" West, 1113 69 feet, thence North 89 degrees 52'11" West, 1118 61 feet to the Point of Beginning Said Parcel contains 28 695 acres, including 0 424 acres of County Road right-of-way

The consideration for this Deed is less than \$500 Therefore, no Declaration of Value or Groundwater Statement is required

This Deed is given for the purpose of correcting the Deed recorded in Book 138, Page 803 of the Recorder's office of 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 April 21, 1998

MADISON COUNTY, ss
On this 21 day of April,
19 98, before me, the undersigned, a Notary Public in and for said State, personally appeared David M Nicholl and Kathy D Nicholl

David M Nicholl (Grantor)

Kathy D Nicholl (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

Jerrold B Oliver
Notary Public

(This form of acknowledgment for recording is provided by the State of Iowa)
NOTARY PUBLIC
MY COMMISSION EXPIRES August 28, 2000