



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

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BOOK 139 PAGE 47

98 MAY -4 PM 3:11

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

SPACE ABOVE THIS LINE
FOR RECORDER.

For the consideration of THIRTY THOUSAND
Dollar(s) and other valuable consideration,
DALE E. TUTTLE and NANCY L. TUTTLE, Husband and Wife,

do hereby Convey to
Doyle E. Nicholas

the following described real estate in Madison County, Iowa:

A tract of land described as follows, to-wit: Commencing at the South Quarter (1/4) corner of Section Eleven (11), in Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., thence North 90 degrees 00' East 141.40 feet to the point of beginning. Thence continuing North 90 degrees 00' East 514.74 feet along the section line, thence North 01 degrees 00 1/2' East 1,340.00 feet, thence South 89 degrees 36' West 660.49 feet along the north line of the Southwest Quarter (1/4) of the Southeast Quarter (1/4) of said Section Eleven (11), thence South 01 degrees 01' West 946.36 feet, thence North 86 degrees 16' East 140.28 feet, thence South 00 degrees 09' West 398.10 feet to the point of beginning. Said parcel contains 18.9891 Acres including 0.1536 Acres of County Road Right-of-Way

This Deed is given in satisfaction of a real estate contract recorded in book 135, page 604 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: 5-1-98

SS:

MADISON COUNTY,

On this 1st day of May,
19 98, before me, the undersigned, a Notary
Public in and for said State, personally appeared
Dale E. Tuttle and Nancy L. Tuttle

Dale E. Tuttle (Grantor)

Nancy L. Tuttle (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. [Signature] (Grantor)

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



(Grantor)