

THE IOWA STATE BAR ASSOCIATION
Official Form No. 103

ISBA# 04132 Jordan, Oliver & Walters, P.C.
Winterset, Iowa

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

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

FILED NO. 2249
BOOK 60 PAGE 722
96 FEB 20 PM 4:00

COMPUTER
RECORDED
COMPARED

RECORDED
MADISON COUNTY, IOWA

Preparer Information: Jerrold B. Oliver Individual's Name P.O. Box 230 Street Address Winterset City (515) 462-3731 Phone



WARRANTY DEED - JOINT TENANCY

SPACE ABOVE THIS LINE
FOR RECORDER

For the consideration of ONE AND NO/100----- (\$1.00)
Dollar(s) and other valuable consideration,

HILDA J. NICHOLSON, formerly known as HILDA J. DENLY, and
JAMES B. NICHOLSON, Wife and Husband
do hereby Convey to

HILDA J. NICHOLSON and JAMES B. NICHOLSON

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 at a point 30 feet West of the Northwest
Corner of Block One (1) of Hull's Addition to the Town of Truro,
Madison County, Iowa, which point is 42 rods and 7 feet South and
27 rods and 13 1/2 feet West of the Northeast Corner of the
Southeast Quarter (1/4) of Section Sixteen (16), in Township
Seventy-four (74) North, Range Twenty-six (26) West of the 5th
P.M., and running thence West parallel with the South line of said
Section, 132 feet, thence South 160 feet, thence East parallel with
said South line of said Section, 132 feet, thence North 160 feet to
the point of beginning.

This is a deed between husband and wife without actual
consideration; therefore, no declaration of value or groundwater
hazard 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 IOWA , Dated: Feb 19, 1996

ss: MADISON COUNTY,
On this 19 day of Feb, 19 96, before me, the undersigned, a Notary
Public in and for said State, personally appeared Hilda J. Nicholson (Grantor)
James B. 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. _____ (Grantor)

Jerrold B. Oliver
Notary Public _____ (Grantor)

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

JERROLD B. OLIVER
MY COMMISSION EXPIRES
August 20, 1997