

REAL ESTATE TRANSFER  
TAX PAID 30  
STAMP # 20  
\$ 79  
Michelle Utzler  
RECORDER  
4-21-97 DATE Madison COUNTY

COMPUTER RECORDED COMPARED  
REC 5.00  
AUD 5.00  
R.M.F. 7.00

FILED NO. 2867  
BOOK 137 PAGE 463  
97 APR 21 PM 3:45  
MICHELLE UTZLER  
RECORDER  
MADISON COUNTY, IOWA  
462-3731

Preparer Information: Jerrold B. Oliver, P.O. Box 230, Winterset, Iowa. Individual's Name, Street Address, City, Phone.



WARRANTY DEED

SPACE ABOVE THIS LINE FOR RECORDER

For the consideration of FIFTY THOUSAND (\$50,000) Dollar(s) and other valuable consideration, Gregory A. McDonald and Debra McDonald, husband and wife

do hereby Convey to David M. Nicholl, a married person

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°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°41'21" East along the West line of the Northwest Quarter of said 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°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°46'50" West, 1113.69 feet; thence North 89°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.

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: 4/18/97

MADISON COUNTY, ss: On this 18 day of April 19 97, before me, the undersigned, a Notary Public in and for said State, personally appeared Gregory A. McDonald and Debra McDonald

Gregory A. McDonald (Grantor)  
Debra McDonald (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.

Notary Public

(Grantor)  
(Grantor)

(This form of acknowledgment is valid for individual(s) only) MY COMMISSION EXPIRES 7/30/99