

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

REAL ESTATE TRANSFER  
TAX PAID 15  
STAMP # 60  
\$ 2.50  
*Michelle Utsler*  
RECORDER  
5-13-93 Madison  
DATE COUNTY

Fee \$5.00  
Transfer \$5.00

FILED NO. 2847

BOOK 58 PAGE 314

93 MAY 13 PM 2:00

COMPUTER   
RECORDED   
COMPARED

MICHELLE UTSLER  
RECORDER  
MADISON COUNTY, IOWA

SPACE ABOVE THIS LINE FOR RECORDER

### WARRANTY DEED

For the consideration of ONE AND NO/100  
Dollar(s) and other valuable consideration, Eunice Nicholson  
single person

do hereby Convey to Micheal D. Hooper & Carol B Hooper  
husband and wife, joint tenants

the following described real estate in Madison County, Iowa:

Parcel A of Section 24, Township 75 North, Range 26 West of the 5th P.M., Madison County, Iowa. All as shown on Plat of Survey, Drawing No. 1703.1-2 by Hiller Engineering, and recorded in Plat Book 2 Page 173. Said Parcel contains 0.718 Acres including 0.99 Acres of public road right-of-way.

Subject to covenants, easements and restrictions of record, if any.

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 acknowledgement 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: May 10, 1993

Polk COUNTY, ss:

On this 10 day of May, 1993, before me, the undersigned, a Notary Public in and for said State, personally appeared Larry Downs, Power of Attorney

Eunice Nicholson  
Larry Downs POA (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)

(Grantor)

(Grantor)

*[Signature]*  
Notary Public  
(This form of Acknowledgment for individual grantor(s) only)