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THE IOWA STATE BAR ASSOCIATION  
Official Form No. 101

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

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REC \$ 5.00  
AUD \$ 5.00  
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REAL ESTATE TRANSFER  
TAX PAID 29  
STAMP #  
\$ 31.20  
Michelle Utsler  
RECORDER  
DATE COUNTY

FILED NO. 1613  
BOOK 58 PAGE 800  
93 DEC 22 AM 9:35  
MICHELLE UTSLER  
RECORDER  
MADISON COUNTY, IOWA

SPACE ABOVE THIS LINE  
FOR RECORDER



WARRANTY DEED

For the consideration of ONE AND NO/100 DOLLARS (\$1.00) -----  
Dollar(s) and other valuable consideration,  
EVANGELOS NIKAS and STAVROULA NIKAS, husband and wife

do hereby Convey to  
TAMRA J. SHELTON

the following described real estate in MADISON County, Iowa:

THE NORTH HALF (N1/2) OF LOT FOUR (4) IN BLOCK TWENTY-EIGHT (28) OF  
THE ORIGINAL TOWN OF WINTERSSET, 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 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  
MADISON COUNTY,  
On this 16th day of December, 1993, before me, the undersigned, a Notary Public in and for said State, personally appeared EVANGELOS NIKAS

Dated: 12-16-93  
EVANGELOS NIKAS (Grantor)

STAVROULA NIKAS (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.

William L. Davis  
Notary Public

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

