

REAL ESTATE TRANSFER
TAX PAID <u>17</u>
STAMP #
\$ <u>133 60</u>
<i>Michelle Utsler</i>
RECORDER
<i>Madison 3-14-94</i>
DATE COUNTY

COMPUTER
RECORDED
COMPARED

FILED NO. 2394
BOOK 59 PAGE 127
94 MAR 14 PM 1:20
MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA

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



WARRANTY DEED - JOINT TENANCY

SPACE ABOVE THIS LINE
FOR RECORDER

For the consideration of Eighty-Three Thousand Nine Hundred (\$83,900.00)-
Dollar(s) and other valuable consideration,
GEORGE W. NICHOLS and JOANNE C. NICHOLS, Husband and Wife

do hereby Convey to
MICHAEL L. HELDENBRAND and TESA E. HELDENBRAND

as Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described
real estate in Madison County, Iowa:

Lot Four (4) in Block Three (3) of Jones Addition to the City of
Winterset, 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

Dated: March 9, 1994

SS:
MADISON COUNTY,
On this 9 day of March,
199 4, before me, the undersigned, a Notary
Public in and for said State, personally appeared
George W. Nichols and Joanne C.
Nichols

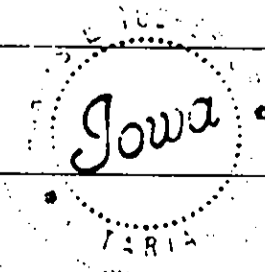
George W. Nichols
George W. Nichols (Grantor)

Joanne C. Nichols
Joanne C. Nichols (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.

Charles E. Tucker Jr
Charles E. Tucker, Jr.
Notary Public

_____ (Grantor)
_____ (Grantor)
_____ (Grantor)



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

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 Charles E. Tucker, Jr.
 Notary Public

[Signature]
 (Grantor)

[Signature]
 (Grantor)

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