

REAL ESTATE TRANSFER  
TAX PAID 5  
STAMP #  
\$ 28.68  
MAY E. WELTY  
RECORDER  
5-4-87  
MADISON  
DATE COUNTY

FILED NO. 2169  
BOOK 53 PAGE 513  
1987 MAY -4 PM 2:27

MARY E. WELTY  
RECORDER  
MADISON COUNTY, IOWA  
Fee \$5.00  
Transfer \$5.00



WARRANTY DEED

SPACE ABOVE THIS LINE  
FOR RECORDER

For the consideration of Twenty-six Thousand, Five Hundred (\$26,500.)  
Dollar(s) and other valuable consideration,

Charles Jeffrey Nicholl and Bonnie S. Nicholl, husband and wife,

do hereby Convey to Gary C. Foote and Lisa Foote

the following described real estate in Madison County, Iowa:

Commencing at a point 60 feet East and 68 feet North of the Southeast  
Corner of Lot Twenty-two (22), in Block Eight (8) of the Original  
Town of Ego (now Truro), Madison County, Iowa, and running thence  
East 109 1/2 feet, thence North to the Southerly boundary line of the  
railroad right-of-way, thence in a northerly direction along said  
line of said railroad right-of-way to the East line of Rail Road  
Street in said Town of Truro, thence South to the point of beginning;

subject to the mortgage recorded in Book 145 of Mortgages at  
page 389, held by Farmers & Merchants State Bank, Winterset,  
Iowa, which the grantees assume and agree to pay.

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, ss:  
MADISON COUNTY,

Dated: May 1, 1987

On this 1 day of May  
1987 before me, the undersigned, a Notary  
Public in and for said State, personally appeared

Charles Jeffrey Nicholl and Bonnie S. Nicholl

Charles Jeffrey Nicholl (Grantor)

Bonnie S. Nicholl (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

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