



WARRANTY DEED

Know All Men by These Presents: That _____
Stephen J. Chandler and V. Charlene Chandler, husband and wife,

_____ in consideration
of the sum of --Eighteen Thousand and no/100 Dollars-- (\$18,000.00)
in hand paid do hereby Convey unto _____
Evangelos Nikas and Stavroula Nikas, husband and wife,

Grantees' Address: Winterset, Iowa 50273
the following described real estate, situated in Madison County, Iowa, to-wit:

The North Half (1/2) of Lot Four (4) in Block Twenty-eight (28)
of the Original Town of Winterset, Madison County, Iowa.

NO DECLARATION OF VALUE REQUIRED. EXEMPTION NO. 1 APPLIES.

This deed is given in fulfillment of a Real Estate contract between
Grantors and Grantees dated 14 June 1983 and recorded 14 Jun 1983,
at Book No. 51, Page 225, Madison County, Iowa Recorder's Office.

REAL ESTATE TRANSFER
TAX PAID
17
STAMP #
\$ 19.25
Sheila M. Henry, Dep
RECORDER
10-16-87 Madison
DATE COUNTY

Compared

FILED NO: 687
BOOK 53 PAGE 758
1987 OCT 16 PM 3:43

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

And the grantors do Hereby Covenant with the said grantees, and successors in interest, that said grantors hold
said real estate by title in fee simple; that they have good and lawful authority to sell and convey the same; that
said premises are Free and Clear of all Liens and Encumbrances Whatsoever except as may be above stated; and
said grantors Covenant to Warrant and Defend the said premises against the lawful claims of all persons whomsoever,
except as may be above stated.

Each of the undersigned hereby relinquishes all rights of dower, homestead and distributive share in and to the
described premises.

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.

Signed this 14th day of August, 1987.

STATE OF IOWA
MADISON COUNTY, ss:

Stephen J. Chandler
Stephen J. Chandler

On this 14th day of August, 1987, before
me, the undersigned, a Notary Public in and for said State, personally
appeared _____

V. Charlene Chandler
V. Charlene Chandler

Stephen J. Chandler and
V. Charlene Chandler

Winterset, Iowa 50273
(Grantor's address)

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.

Chet R. Chickering



Notary Public in and for the State of Iowa