

REAL ESTATE TRANSFER
TAX PAID <u>11</u>
STAMP #
\$ <u>30.25</u>
<i>Mary E. Welty</i>
RECORDER
<u>5-8-89</u> <u>Madison</u>
DATE COUNTY

FILED NO. 2191

Compared

BOOK 55 PAGE 34

89 MAY -8 PM 3:04

IND.
REC.
PAGE

MARY E. WELTY
RECORDER
MADISON COUNTY, IOWA

Fee \$5.00
Transfer \$5.00

SPACE ABOVE THIS LINE
FOR RECORDER



WARRANTY DEED

For the consideration of Twenty-eight Thousand and no/100- - - - - (\$28,000)
Dollar(s) and other valuable consideration, Colleen K. Nicholl and Ivan M. Nicholl, wife and
husband

do hereby Convey to Martin Eugene McDonald and Diane K. McDonald

the following described real estate in Madison County, Iowa:

Lot Eight (8) in Block One (1) of Pitzer Addition to the Town of
Winterset, Madison County, Iowa.

This Warranty Deed is given in fulfillment of a Real Estate Contract recorded
January 3, 1985, in Book 52 on page 190 in the office of the Madison County Recorder.

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 MISSOURI, ss:
JOHNSON COUNTY,

Dated: May 1989

On this 5th day of May, 1989, before me, the undersigned, a Notary Public in and for said State, personally appeared Colleen K. Nicholl and Ivan M. Nicholl

Colleen Nicholl
Colleen K. Nicholl (Grantor)

Ivan M. Nicholl
Ivan M. 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.

Laura Houts
Laura Houts Notary Public

(Grantor)
(Grantor)

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

Commission Expires 12/14/89