

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

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BOOK 55 PAGE 420

89 NOV -8 AM 11:00

MARY E. VELTY
RECORDER
MADISON COUNTY, IOWA

Fee \$10.00
Transfer \$5.00



WARRANTY DEED

SPACE ABOVE THIS LINE
FOR RECORDER

For the consideration of ONE AND NO/100----- (\$1.00)
Dollar(s) and other valuable consideration, IVAN M. NICHOLL and COLLEEN K. NICHOLL, Husband and
Wife, and DAVID M. NICHOLL and DIANE K. McDONALD, as Trustees under the terms of a Trust
Agreement dated December 20, 1984, recorded in Book 52, Page 173 of the Madison Co. Recorder's
Office, do hereby convey to Farmers and Merchants State Bank

the following described real estate in Madison County, Iowa:

Lot Three (3) in Block Three (3) of Railroad Addition
to Winterset, Madison County, Iowa.

This Deed is given pursuant to the Alternative Nonjudicial Voluntary Foreclosure
Procedure set forth in Iowa Code Section 654.18.

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: September 26, 1989

On this 26 th day of September
19 89, before me, the undersigned, a Notary Public
in and for said State, personally appeared
Ivan M. Nicholl and Colleen K. Nicholl

Ivan M. Nicholl
Ivan M. Nicholl (Grantor)

Colleen K. Nicholl
Colleen K. Nicholl (Grantor)

David M. Nicholl
David M. Nicholl, Trustee (Grantor)

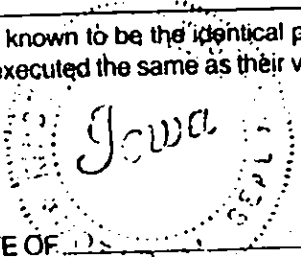
Diane K. McDonald
Diane K. McDonald, Trustee (Grantor)

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.

[Signature]
Notary Public
(This form of acknowledgment for individual grantor(s) only)

STATE OF IOWA , MADISON COUNTY, ss:
 On this 26th day of August ~~September~~, 19 89 before me, the undersigned, a Notary Public in and for said State, personally appeared David M. Nicholl and Diane K. McDonald,

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, as such persons and such fiduciaries.



Kimberly A. Townsend
 _____, Notary Public

STATE OF _____ COUNTY, ss:
 On this _____ day of _____, 19 _____, before me, the undersigned, a Notary Public in and for said State, personally appeared _____

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

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WARRANTY DEED

 TO

 Entered upon transfer books and for taxation this 8 day of Nov, 19 89
Jean Ulrich Auditor
 By Betty McDonald Deputy
fee \$5.50
 Filed for record, indexed and delivered to _____ day _____
 of Madison, 19 89
 at 11:28 o'clock A.M., and recorded in Deed Record 55-430
 of Madison County Records.
 Recorder's fee \$ 10.00 PAID.
 Auditor's fee \$ 5.50 PAID.
Mary E. Steltz Recorder
 By Betty M. Nichol Clerk
 Deputy
 WHEN RECORDED RETURN TO
AM Bank