

FILED NO. 1518

BOOK 55 PAGE 589

90 JAN 23 PM 1:20

MARY E. WELTY  
RECORDER  
MADISON COUNTY, IOWA

Fee \$5.00  
Transfer \$5.00

REAL ESTATE TRANSFER
TAX PAID
\$ <u>3465</u> STAMP # <u>16</u>
<u>Mary E. Welty</u> RECORDER
<u>1-23-90</u> <u>Madison</u> DATE COUNTY



WARRANTY DEED

SPACE ABOVE THIS LINE  
FOR RECORDER

For the consideration of ---Thirty-one Thousand Nine Hundred Fifty  
Dollar(s) and other valuable consideration, LINDA K. NICHOLSON, a single person,

do hereby Convey to DENNIS A. PANNKUK and JILL PANNKUK, husband and wife, as tenants  
in common,

the following described real estate in Madison County, Iowa:

A tract of real estate described as commencing at a point 200.5 feet East of the Southwest corner of Lot Four (4) in Block Seven (7) of Christopher Wilson's Addition to the Town of Earlham, Madison County, Iowa, thence East 65.5 feet, thence North 1 chain and 90 links, thence East .23 of a foot, thence North 12 feet, thence West 65.5 feet, thence South 12 feet, thence West .23 of a foot, thence South 1 chain and 90 links to the point of beginning.

This conveyance is subject to a real estate mortgage in favor of the United States of America acting through the Department of Agriculture, Farmers Home Administration, recorded in Book 130, Page 534, which 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: January 19, 1990

On this 19th day of January,  
19 90, before me, the undersigned, a Notary Public  
in and for said State, personally appeared \_\_\_\_\_

Linda K. Nicholson  
(Linda K. Nicholson) (Grantor)

Linda K. Nicholson

\_\_\_\_\_  
(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.

\_\_\_\_\_  
(Grantor)

Samuel H. Braland  
(Samuel H. Braland) Notary Public

\_\_\_\_\_  
(Grantor)

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

