

IOWA STATE BAR ASSOCIATION
Official Form No. 103

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

REAL ESTATE TRANSFER
TAX PAID <u>25</u>
STAMP #
\$ <u>53.80</u>
<i>Shirley H. Henry, Dep</i>
RECORDER
<u>6-19-90</u> <u>Madison</u>
DATE COUNTY

FILED NO. 2643

BOOK 56 PAGE 8

90 JUN 19 PM 1:53

Fee \$5.00
Transfer \$5.00

MARY E. WELTY
RECORDER
MADISON COUNTY, IOWA



WARRANTY DEED — JOINT TENANCY

SPACE ABOVE THIS LINE
FOR RECORDER

For the consideration of ---Forty-eight Thousand Three Hundred
Dollar(s) and other valuable consideration, RUBY C. NIKOLAISON, a single person,

do hereby Convey to ERIC L. HAUSCHILDT and SUSAN J. HAUSCHILDT, husband and wife,

as Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described real estate in
Madison County, Iowa:

The East Half (1/2) of Lots Six (6) and Seven (7) in Block One (1)
of B. F. Allen's Addition to the Town of Earlham, Madison County,
Iowa.

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: 18 June, 1990

On this 18 day of June
19 90, before me the undersigned, a Notary Public in and for said State, personally appeared Ruby C. Nikolaison

Ruby C. Nikolaison
(Ruby C. Nikolaison) (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)

(Grantor)

Robert J. Kress
(Robert J. Kress) Notary Public

(Grantor)

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