

REAL ESTATE TRANSFER
TAX PAID <u>22</u>
STAMP #
\$ <u>36</u> ^{8.5}
<i>Michelle Utzler</i> RECORDER
<u>5-22-91</u> <u>Madison</u> DATE COUNTY

COMPARED

FILED NO. 2385
 BOOK 56 PAGE 608
 91 MAY 22 AM 10:01
 MICHELLE UTZLER
 RECORDER
 MADISON COUNTY, IOWA
 Fee \$5.00
 Transfer \$5.00

SPACE ABOVE THIS LINE
FOR RECORDER



WARRANTY DEED

For the consideration of THIRTY-FOUR THOUSAND and 00/100-----(\$34,000.00)---
 Dollar(s) and other valuable consideration, COLLEEN K. NICHOLL and IVAN M. NICHOLL,
 wife and husband,

do hereby Convey to JANSSERING PTR

the following described real estate in Madison County, Iowa:

The East Half (E $\frac{1}{2}$) of the West Two-Thirds (W $\frac{2}{3}$) of Lot Seven
 (7) in Block Eleven (11) of the Original Town Plat of Winterset,
 Madison County, Iowa.

This Deed is given in fulfillment of the Real Estate Contract recorded
 in Book 54, Page 210 of the Madison County Recorder's office.

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 acknowledgement hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

STATE OF WISCONSIN ss:

DATED: 5-3-91

On this 3rd day of May,
 1991, before me, the undersigned, a Notary Public
 in and for said State, personally appeared _____
Colleen K. Nicholl and Ivan M.
Nicholl

X *Colleen K. Nicholl*
 Colleen K. Nicholl (Grantor)

X *Ivan M. Nicholl*
 Ivan M. Nicholl (Grantor)

to me known to be the identical persons named in and
 who executed the foregoing instrument and acknow-
 ledged that they executed the same as their voluntary
 act and deed.

Michelle Utzler
 Notary Public
 (This form of acknowledgment for individual grantor(s) only)

 (Grantor)

 (Grantor)