



Document 2010 2576

Book 2010 Page 2576 Type 03 001 Pages 2  
Date 10/20/2010 Time 12:46 PM  
Rec Amt \$14.00 Aud Amt \$5.00  
Rev Transfer Tax \$494.40  
Rev Stamp# 571 DOV# 643

INDX ✓  
ANNO  
SCAN  
CHEK

LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

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Official Form No. 101 - May 2006

Jerrold B. Oliver

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

Return To: Paul B. Nardini, 2390 Hwy 30, Tama, IA 52339

Preparer: Jerrold B. Oliver, P.O. Box 230, Winterset, IA 50273, (515) 462-3731

Taxpayer: Paul B. Nardini, 2390 Hwy 30, Tama, IA 52339



### WARRANTY DEED

For the consideration of 309,500.00 Dollar(s) and other valuable consideration,  
Michael W. Hamilton and Angelica H. Hamilton, Husband and Wife

do hereby  
Convey to Paul B. Nardini

the  
following described real estate in Madison County, Iowa:  
See 1 in Addendum

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.

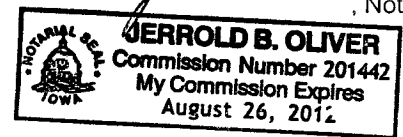
Dated: Oct 20, 2010

Michael W. Hamilton  
Michael W. Hamilton (Grantor)

Angelica H. Hamilton  
Angelica H. Hamilton (Grantor)

STATE OF IOWA, COUNTY OF MADISON  
This instrument was acknowledged before me on Oct 20, 2010 by Michael W. Hamilton and Angelica H. Hamilton

Jerrold B. Oliver  
Notary Public



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

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## Addendum

1. The North 100 Rods of the West Fractional Half ( $\frac{1}{2}$ ) of the Southwest Quarter ( $\frac{1}{4}$ ) excepting therefrom a tract of land in the Southwest corner thereof 15 Rods in length North and South and  $12\frac{1}{2}$  Rods in width East and West, and excepting therefrom a tract of land in the Northwest corner thereof described as commencing at the intersection of the South and East lines of the public highway on the North and West sides thereof and running South 320 feet, thence East 558 feet, thence North 320 feet, thence West 558 feet to the point of beginning, all in Section Thirty-one (31), Township Seventy-seven (77) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa

