



Document 2014 326

BK: 2014 PG: 326 Type 03 001 Pages 3

Recorded: 2/10/2014 at 10:56:48.0 AM

Rec Amt \$17.00 Aud Amt \$5.00

Revenue Tax: \$71.20

LISA SMITH RECORDER

Madison County, Iowa

Rev Stamp# 46 DOV# 48

INDX ✓
ANNO
SCAN
CHEK

Charles W. Hendricks

Return To: Ross & Carly Nicholl, 1424 W. Washington Street, Winterset, IA 50273

Preparer: Charles W. Hendricks, 1701 48th St., Ste 290, West Des Moines, IA 50266, (515) 440-1782

Taxpayer: Ross & Carly Nicholl, 1424 W. Washington Street, Winterset, IA 50273

\$45,000

WARRANTY DEED - JOINT TENANCY

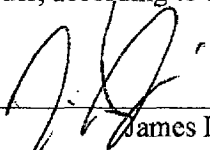
For the consideration of One Dollar(s) and other valuable consideration, James D. Willey and Alyssa J. Willey, husband and wife do hereby Convey to Ross D. Nicholl and Carly M. Nicholl, husband and wife as Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described real estate in Madison County, Iowa:

Lot Nine (9) of Kippy Ridge Estates, a Subdivision located in the North Half (1/2) of the Southeast Quarter (1/4) of Section Two (2), Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., 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.

Dated: 2/4/14



James D. Willey (Grantor)

See Attached Signature Page
Alyssa J. Willey (Grantor)

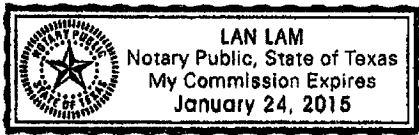
Dated: 2-4-14

Alyssa J. Willey
Alyssa J. Willey (Grantor)

STATE OF TEXAS, COUNTY OF HARRIS

This record was acknowledged before me this 4th day of FEBRUARY,
2014, by Alyssa J. Willey, wife of James D. Willey.

Lan Lam
Signature of Notary Public



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

STATE OF TEXAS, COUNTY OF HARRIS

This record was acknowledged before me this 4th day of FEBRUARY,
2014, by James D. Willey, husband of Alyssa J. Willey.

lan lam

Signature of Notary Public

