



Document 2014 2720

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Date 10/31/2014 Time 12:44 PM

Rec Amt \$17.00 Aud Amt \$5.00

Rev Transfer Tax \$170.40

Rev Stamp# 382 DOV# 410

INDX
ANNO
SCAN

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

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Official Form No. 101 - August 2013

Mark L. Smith

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

Return To: Homefront Real Estate, 67 Jefferson, Winterset, IA 50273

Preparer: Mark L. Smith, POB 230, Winterset, IA 50273, Phone: (515) 462-3731

Taxpayer: Lance Nicolai, 615 S. 3rd Street, Winterset, IA 50273



WARRANTY DEED

For the consideration of -----\$107,000.00---- Dollar(s) and other valuable consideration,
Cody J. Allen, a Single Person, and Nicole M. Allen, a Single Person,

do hereby

Convey to Lance Nicolai

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: 10-29-14

Cody J. Allen
Cody J. Allen (Grantor)

Nicole M. Allen
Nicole M. Allen (Grantor)

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me this 29 day of October, 14, by Nicole M. Allen



Sarah M. Cowman
Signature of Notary Public

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

1/3

Acknowledgments for Individuals

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me this 29 day of October, 2014, by
Cody J. Allen



Sarah M. Cowman
Signature of Notary Public

Addendum

1. The North Half (N ½) of Lots Five (5) and Six (6) in Block Two (2) of Wilsey's Addition to the Town of Winterset, Madison County, Iowa; and a strip of real estate 132 feet long from East to West and 16 ½ feet wide from North to South, being real estate bounded by and included within a line commencing at the southeast corner of Lot Three (3) of Block Two (2) of Wilsey's Addition to the City of Winterset, Iowa, and running thence West 132 feet, thence South 16 ½ feet, thence East 132 feet, thence North 16 ½ feet to the place of beginning, being real estate which was vacated for alley purposes by an ordinance of the City of Winterset, Iowa.



Grantee herein is prohibited from conveying captioned property for any sales price for a period of thirty (30) days from the date of this deed. After this 30-day period, Grantee is further prohibited from conveying the property for a sales price greater than \$107,000.00 until ninety (90) days from the date of this Deed. These restrictions shall run with the land and are not personal to Grantee.