



Document 2015 818

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Date 3/31/2015 Time 12:49 PM

Rec Amt \$7.00 Aud Amt \$5.00

Rev Transfer Tax \$268.00

Rev Stamp# 85 DOV# 93

INDX ✓

ANNO

SCAN

LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

CHEK

\$167,900.00

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Official Form No. 101 - August 2013

James S. Dougherty

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

Return To: Terry A. and Laura L. Niemeyer, 2761 Woodland Avenue, Saint Charles, Iowa 50240

Preparer: James S. Dougherty, 801 North Avenue PO Box 278, Norwalk, IA 50211, Phone: (515) 981-5401

Taxpayer: Terry A. and Laura L. Niemeyer, 2761 Woodland Avenue, Saint Charles, Iowa 50240



### WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration,  
Nicholas A. Wilmes, a single person

do hereby

Convey to Terry A. Niemeyer and Laura L. Niemeyer, 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:  
Parcel "A" located in the Northwest Quarter (1/4) of the Southwest Quarter (1/4) of Section Thirty-six (36), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, containing 5.001 acres, as shown in Plat of Survey filed in Book 3, Page 243 on May 15, 1998, in the Office of the Recorder of 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: 3-27-15

X Nicholas A. Wilmes

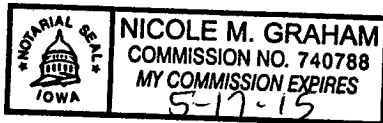
Nicholas A. Wilmes

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF WARREN

This record was acknowledged before me this 27<sup>th</sup> day of March, 2015, by Nicholas A. Wilmes



Nicole M. Graham  
Signature of Notary Public

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