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Rec Amt \$12.00 Aud Amt \$5.00

INDEX
ANNO
SCAN

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

Jerrold B. Oliver, Attorney

Return To: ~~Edward J. Nicholson, PO Box 4, Winterset, IA 50273~~
Preparer: Jerrold B. Oliver, 101 1/2 W. Jefferson, Winterset, IA 50273, (515) 462-3731
Taxpayer: Edward J. Nicholson and Delores Nicholson, PO Box 4, Winterset, IA 50273

BE
Brenda Easter, 14734 92nd LN, Indianola IA 50125

WARRANTY DEED - JOINT TENANCY

For the consideration of \$1 Dollar(s) and other valuable consideration, Edward J. Nicholson and Delores Nicholson, Husband and Wife do hereby Convey to Edward J. Nicholson and Delores Nicholson, as Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described real estate in Madison County, Iowa:

Lot One (1) of Kingery Addition to the Town of Winterset, Madison County, Iowa.

This deed is exempt according to Iowa Code 428A.2(21).

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: September 4, 2015

Edward J. Nicholson
By: Brenda Easter
Brenda Easter, Attorney-in-Fact (Grantor)
Delores Nicholson
Delores Nicholson (Grantor)

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me this 24th day of September,
2015, by Edward J. Nicholson, by Brenda Easter, Attorney-in-Fact, and Delores Nicholson.

Kim Leonard
Signature of Notary Public

