



Document 2016 1730

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Date 6/20/2016 Time 2:50:02PM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$346.40

Rev Stamp# 224 DOV# 229

INDX
ANNO
SCAN
CHEK

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

\$217,000

This instrument prepared by:

ROSS F. BARNETT, Abendroth & Russell, P.C., 2560 73rd St, Urbandale, IA 50322-4700

Phone No.: 515-453-4661

Return to:

Glenn O Villa and Enerva S Villa, 1405 W Jefferson St, Winterset, IA 50273

Mail tax statements to:

Glenn O Villa and Enerva S Villa, 1405 W Jefferson St, Winterset, IA 50273

Order No.: MES-65993/JEH

E

1/2

WARRANTY DEED

Legal: Lot Two (2) of Sunset Acres, Plat One (1), an Addition to the City of Winterset, Madison County, Iowa.

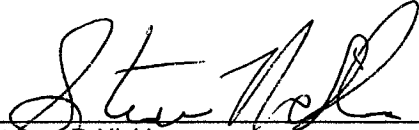


For the consideration of One Dollar (\$1.00) and other good valuable consideration, receipt of which is hereby acknowledged, Steven D Nicklaus and Patricia A Nicklaus, a married couple, do hereby convey unto Glenn O Villa and Enerva S Villa, a married couple, as Joint Tenants with full rights of survivorship and not as Tenants in Common, the above-described real estate.


SUBJECT TO ALL COVENANTS, RESTRICTIONS AND EASEMENTS OF RECORD

Grantors do hereby covenant with Grantees, and successors in interest, that said Grantors hold the real estate by title in fee simple; that the Grantors 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.



Steven D Nicklaus



Patricia A Nicklaus

STATE OF Iowa)
COUNTY OF Madison)

SS:

This instrument was acknowledged before me on 6/15 2016 by Steven D Nicklaus and Patricia A Nicklaus, a married couple.



Notary Public in and for said State

