



Document 2020 539

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Date 2/20/2020 Time 10:58:13AM

Rec Amt \$17.00 Aud Amt \$10.00

Rev Transfer Tax \$671.20

Rev Stamp# 43 DOV# 42

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

INDX

ANNO

SCAN

CHEK

WARRANTY DEED

\$420,000

PREPARED BY: P.A. HENRICHSEN – HENRICHSEN LAW OFFICE 10430 NEW YORK AVE SUITE B
URBANDALE IA 50322 pa@henrichsenlawoffice.com 515.727.5330

✓ RETURN TO: Michael J. Janning and Cynthia S. Janning, 21804 160th St., Carroll, IA 51401

Send Tax Statements to: Michael J. Janning and Cynthia S. Janning, 21804 160th St., Carroll, IA 51401

Grantor/Affiant: Joseph Nichols and Leona Nichols

PO Box 642

Grantee: Michael J. Janning and Cynthia S. Janning

Legal: See attached Exhibit "A"

For the Consideration of ONE Dollar(s) and other valuable consideration Joseph Nichols and Leona Nichols, husband and wife, do hereby convey to Michael J. Janning and Cynthia S. Janning, husband and wife, as joint tenants with full right of survivorship and not as tenants in common, the following described Real Estate in Madison County, Iowa:

See attached Exhibit "A"

Subject to all Covenants, Restrictions and Easements of Record.

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; masculine or feminine gender; according to the context.

[signatures and notary appear on the following page]

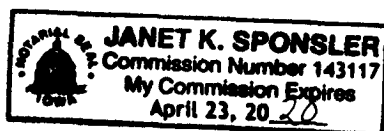
Dated: February 13, 2020.

Leona Nichols
Leona Nichols (Grantor)

Joseph Nichols
Joseph Nichols (Grantor)

STATE OF IOWA, COUNTY OF Dallas SS:

This record was acknowledged before me on 2/13/20, by Joseph Nichols and Leona Nichols, husband and wife.



Janet K. Sponsler
Notary Public in and for the State of Iowa

EXHIBIT "A"

Parcel "A", located in the Northeast Quarter (1/4) of the Northeast Quarter (1/4) of Section Nineteen (19), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, containing 5.60 acres; AND Parcel "B" located in the Northwest Quarter (1/4) of the Northeast Quarter (1/4) of said Section Nineteen (19), containing 39.3 acres, more or less; AND Parcel "C", located in the East 20 acres of the North Half (1/2) of the Northwest Fractional Quarter (1/4) of said Section Nineteen (19), containing 19.8 acres, more or less; AND Parcel "D", located in the Southeast Quarter (1/4) of the Southwest Quarter of Section Eighteen (18), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, containing 5.2 acres more or less; AND Parcel "E", located in the Southwest Quarter (1/4) of the Southeast Quarter (1/4) of said Section Eighteen (18), containing 10.3 acres, more or less; ALL as shown in Plat of Survey filed in Book 1, Page 129 on January 27, 1978, in the Office of the Recorder of Madison County, Iowa.