



Document 2017 1152

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Rec Amt \$12.00 Aud Amt \$10.00

Rev Transfer Tax \$639.20

Rev Stamp# 146 DOV# 151

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

INDX
ANNO
SCAN
CHEK

400,000.⁰⁰

✓ Prepared by and

Return to: Michael P. Holzworth, 5835 Grand Avenue, Suite 104, Des Moines, IA 50312, (515) 274-0279

Taxpayer: Joseph Nichols, 2304 290th Street, Rowley, IA 52329

WARRANTY DEED

For the consideration of One (\$1.00) Dollar(s) and other valuable consideration Michael J. Nichols and Desiree A. Nichols, husband and wife, as joint tenants with rights of survivorship, do hereby Convey to Joseph Nichols and Leona Nichols, husband and wife, as joint tenants with full rights of survivorship, all our right, title, interest, estate, claim and demand in the following described real estate in Polk County, Iowa:

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 (1/4) 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.

locally known as: N/A

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: April 11, 2017

Michael J. Nichols
Michael J. Nichols (Grantor)

Desiree A. Nichols
Desiree A. Nichols (Grantor)

STATE OF IOWA, COUNTY OF POLK

This record was acknowledged before me this 11th day of April, 2017 by Michael J. Nichols and Desiree A. Nichols, husband and wife.

Carrie Hall
Notary Public

