



Document 2020 203

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Date 1/21/2020 Time 11:06:56AM

Rec Amt \$12.00 Aud Amt \$10.00

INDX
ANNO
SCAN

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

WARRANTY DEED - JOINT TENANCY



Return to: Edwin and Terrie Nelson, 1469 Union Lane, Van Meter, IA 50261
Taxpayer: Edwin and Terrie Nelson, 1469 Union Lane, Van Meter, IA 50261
Preparer: Mark L. Smith, 101 1/2 W. Jefferson, PO Box 230, Winterset, Iowa 50273, Phone:
(515) 462-3731

For the consideration of ---\$1.00--- Dollar(s) and other valuable consideration, Edwin D. Nelson and Terrie L. Nelson, f/k/a Terrie Kemp, husband and wife do hereby Convey to Edwin D. Nelson and Terrie L. Nelson as Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described real estate in Madison County, Iowa: See 1 in Addendum

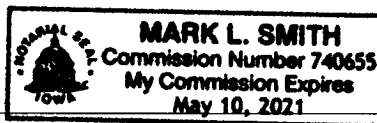
Grantors do Hereby Covenant with grantees, and successors in interest, that grantors hold the real estate by title in fee simple; that they have good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances except as may be above stated; 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 on 1/20/2020

[Signature]
Edwin D. Nelson (Grantor)

[Signature]
Terrie L. Nelson (Grantor)

STATE OF IOWA, COUNTY OF MADISON
This record was acknowledged before me on 1/20/2020, by Edwin D. Nelson and Terrie L. Nelson



[Signature]
Signature of Notary Public

Addendum

1. This deed is exempt according to Iowa Code 428A.2(11). The South Half ($\frac{1}{2}$) of the Southeast Quarter ($\frac{1}{4}$) of Section Twenty-nine (29), Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, INCLUDING Parcel "B" located in the Southeast Quarter ($\frac{1}{4}$) of the Southeast Quarter ($\frac{1}{4}$) of said Section Twenty-nine (29), containing 9.984 acres, as shown in Plat of Survey filed in Book 3, Page 341 on October 27, 1998, in the Office of the Recorder of Madison County, Iowa; AND the North Half ($\frac{1}{2}$) of the Northeast Quarter ($\frac{1}{4}$) of Section Thirty-two (32), Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa.

AND

The Northeast Quarter ($\frac{1}{4}$) of the Southeast Quarter ($\frac{1}{4}$) of Section Twenty-nine (29), Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, EXCEPT the North 767.53 feet thereof, AND EXCEPT Parcel "A" located therein, containing 10.004 acres, as shown in Plat of Survey filed in Book 3, Page 339 on October 27, 1998, in the Office of the Recorder of Madison County, Iowa.