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LISA SMITH, COUNTY RECORDER
MADISON IOWA



WARRANTY DEED
THE IOWA STATE BAR ASSOCIATION
Official Form #101
Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)

Dean R. Nelson
P.O. Box 370
Earlham, Iowa 50072

Taxpayer Information: (Name and complete address)

Eileen A. Nelson
31586 R Avenue
Adel, Iowa 50003

✓ **Return Document To:** (Name and complete address)

Eileen A. Nelson
31586 R Avenue
Adel, Iowa 50003

Grantors:

Dean R. Nelson
Eileen A. Nelson

Grantees:

Eileen A. Nelson

Legal description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of One (\$1.00) Dollar(s) and other valuable consideration,
Dean R. Nelson and Eileen A. Nelson, husband and wife

Eileen A. Nelson do hereby Convey to

Eileen A. Nelson the following described real estate in Madison County, Iowa:

An undivided one-half interest in and to:

The East 5 feet of Lot Seven (7); all of Lot Six (6); West 7 feet of Lot Five (5), of re-subdivision of Lots 6 and 7 in Block Three (3), of the Original Town Plat of Earlham, Madison County, Iowa.

This is a transfer between spouses for the private partition of property and for monetary consideration of less than \$500.00; therefore, this transfer is exempt from the Iowa real estate transfer tax, declaration of value and groundwater hazard statement filing requirements.

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: November 7, 2008

Dean R. Nelson
Dean R. Nelson (Grantor)

Eileen A. Nelson
Eileen A. Nelson (Grantor)

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF MADISON
This instrument was acknowledged before me on November 7, 2008, by Dean R Nelson and Eileen A. Nelson

Diane G. Williamson
Diane G. Williamson, Notary Public

