

**REAL ESTATE TRANSFER
TAX PAID 38**

STAMP #
\$ 115.20
Michelle Utsler
RECORDER
4-25-00 Madison
DATE COUNTY

REGS 10⁰⁰
TAXES 5⁰⁰
FEES \$ 1⁰⁰

COMPUTER
RECORDED
COMPALED

FILED NO. **004009**
BOOK **142** PAGE **497**
2000 APR 25 AM 9:28
MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA

Preparer Information Jerrold B. Oliver, P.O. Box 230, Winterset, Iowa 50273, (515) 462-3731
Individual's Name Street Address City Phone

Address tax statement: Keith E. Nelson and Rebecca E. Nelson, 3159 - 330th St., Truro, IA 50257

SPACE ABOVE THIS LINE
FOR RECORDER



WARRANTY DEED - JOINT TENANCY

For the consideration of SEVENTY-TWO THOUSAND FIVE HUNDRED
Dollar(s) and other valuable consideration,
LORRAINE DICK, Single,

do hereby Convey to
KEITH A. NELSON and REBECCA E. NELSON,

as Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described
real estate in Madison County, Iowa:

The South Half (1/2) of the Southeast Quarter (1/4) of Section Twenty-seven (27), Township
Seventy-four (74) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa.

This Deed is given in satisfaction of a Real Estate Contract recorded in Book 126, Page 686 on June 7,
1990, in Recorder's office of Madison County, Iowa.

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.

STATE OF IOWA, Dated: 4-1-00
ss:

MADISON COUNTY,
On this _____ day of _____
before me, the undersigned, a Notary
Public in and for said State, personally appeared
Lorraine Dick (Grantor)

_____ (Grantor)

to me known to be the identical persons named in
and who executed the foregoing instrument and
acknowledged that they executed the same as their
voluntary act and deed. _____ (Grantor)

See attached (A Aky) _____ (Grantor)
Notary Public

(This form of acknowledgment for individual grantor(s) only)

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California }
County of Santa Clara } ss.

On April 1st, 2000, before me, Sandhya R. Sheth
Date Name and Title of Officer (e.g. "Jane Doe, Notary Public")

personally appeared Lorraine Dick
Name(s) of Signer(s)

- personally known to me
- proved to me on the basis of satisfactory evidence

to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

Sandhya R. Sheth
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Warranty Deed - Joint Tenancy

Document Date: 4-1-00 Number of Pages: one

Signer(s) Other Than Named Above: same as above

Capacity(ies) Claimed by Signer

Signer's Name: _____

- Individual
- Corporate Officer — Title(s): _____
- Partner — Limited General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: _____

Signer Is Representing: _____

