

REAL ESTATE TRANSFER
TAX PAID 16
STAMP # 70
\$ 583
Michelle Utzler
RECORDER
12-9-03 Madison
DATE COUNTY

REC \$ 5.00
AUD \$ 5.00
R.M.F. \$ 1.00
5.00

FILED NO. 7254
BOOK 2003 PAGE 7254



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RECORDED
COMPARED

2003 DEC -9 PM 1:37
(1:37 PM)
MICHELLE UTZLER
RECORDER
MADISON COUNTY, IOWA

Preparer Information Lewis H. Jordan, P.O. Box 230, Winterset, IA 50273, (515) 462-3731

Individual's Name Street Address City Phone

Address Tax Statement : Daniel J. and L Lonna J. Nielson, 5908
Crabapple Lane, Johnston, IA 50131

SPACE ABOVE THIS LINE
FOR RECORDER



WARRANTY DEED - JOINT TENANCY

For the consideration of THREE HUNDRED SIXTY-FIVE THOUSAND----(\$365,000.00)---
Dollar(s) and other valuable consideration,
Thomas E. Bergstrom and Deborah L. Bergstrom, a/k/a Debbie Bergstrom, Husband and Wife

do hereby Convey to
Daniel J. Nielsen and Lonna J. Nielsen

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

The West Half (1/2) of the Southeast Quarter (1/4); the Southwest Quarter (1/4) of the Northeast
Quarter (1/4); a tract of about Twelve (12) acres off of the east side of the Northeast Quarter (1/4)
of the Southwest Quarter (1/4), the North line thereof being 27 rods long, the South line thereof
being 22 rods long and the West line thereof following the meanderings of a certain branch
running through said forty-acre tract; and the South three-fourths (3/4) of the Southeast
Quarter (1/4) of the Northwest Quarter (1/4); all in Section Thirteen (13), in Township Seventy-six
(76) North, of Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa.

All that part of the Southeast Quarter (1/4) of the Northeast Quarter (1/4) of Section
Thirteen (13), Township Seventy-six (76) North, Range Twenty-nine (29) West of the
5th P.M., lying North and West of the East and South bank of the river as said river
is now located, Madison County, Iowa.



REC \$ 5.00
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R.M.F. \$ 1.00
5.00

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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: 12-5-03

MADISON COUNTY, ss:

On this 5 day of December,
2003, before me, the undersigned, a Notary
Public in and for said State, personally appeared
Thomas E. Bergstrom and Deborah L.
Bergstrom

Thomas E. Bergstrom (Grantor)
Deborah L. Bergstrom (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.

Larry D. Watts
Notary Public

(Grantor)
(Grantor)

(This form of acknowledgment for individual grantor(s) only)
LARRY D. WATTS
Commission Number 176716
My Commission Expires 11-1-2006

Inst. No. 578
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Filed for Record this 9 day of FEB 2004 at 11:59 am
Michelle Utzler, Recorder, By Michelle Utzler Deputy