

Document 2004 3257

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MICHELLE "MICKI" UTSLER, COUNTY RECORDER MADISON IOWA

This instrument prepared by:

ROSS F. BARNETT, ABENDROTH & RUSSELL, P.C., 2536 - 73<sup>rd</sup> Street, Urbandale, Iowa 50322

COMPUTER .... RECORDED. COMPARED.

Return to:

IOWA REALTY CO., 3501 Westown Parkway, West Des Moines, Iowa 50266

(rms) PH # (515) 453-4635

Mail tax statements to:

Matthew and Angela Nelson, 3047 Cumming Rd., Van Meter, IA 50261

File #6406037

\$ 115,000.00

Notary Public in and for the

## **WARRANTY DEED**

For the consideration of One (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, William L. Vasey, a single person, does hereby convey unto Matthew J. Nelson and Angela R. Nelson, husband and wife, as Joint Tenants with full rights of survivorship and not as Tenants in Common, the following-described real estate in Madison County, Iowa:

A tract of land in the Southeast Quarter (1/4) of the Northwest Quarter (1/4) of Section Twenty-eight (28), Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, containing .803 acres, as shown in Plat of Survey filed in Farm Plat Book 2, Page 82 on September 18, 1987, in the records of the Recorder of Madison County, Iowa.

## SUBJECT TO ALL COVENANTS, RESTRICTIONS, AND EASEMENTS OF RECORD

Grantors do hereby covenant with Grantees, and successors in interest, that said 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 relinquish 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 <u>Towa</u> ) SS:	Dated: <u>7-2-09</u>
On this 2nd day of July, 2004,	
before me the undersigned, a Notary Public in and for said State, personally appeared William L. Vasey, a single person, to me known to be	William L. Vasey
the identical person named in and who executed the foregoing instrument and acknowledged that he executed the same as his voluntary act and	
deed.	

