

Document 2004 5848

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Date 12/13/2004 Time 12:00 PM
Rec Amt \$7.00 Aud Amt \$5.00
Rev Transfer Tax \$167.20
Rev Stamp# 502 DOV# 597

MICHELLE "MICKI" UTSLER, COUNTY RECORDER
MADISON IOWA

RECEIVED FOR PAYMENT
THIS 13 DAY OF Dec 2004
Joan Welch
DEPUTY RECORDER

Preparer Information James L. Bergkamp, Jr., 218 S. 9th Street, P.O. Box 8, Adel, IA 50003, (515) 993-1000

COMPUTER RECORDED
COMPARED
Phone

Individual's Name Street Address City



Address Tax Statement : Jason Mason & Jordon Klootwyk
105,000.00 505 NW 4th St., Earlham, IA 50072

SPACE ABOVE THIS LINE FOR RECORDER

WARRANTY DEED - JOINT TENANCY

For the consideration of One
Dollar(s) and other valuable consideration,
Ronald W. Nielsen and H. LuAnn Nielsen, husband and wife,

do hereby Convey to
Jason Mason and Jordon Klootwyk

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

An irregular shaped tract of land that is located in the Southeast Quarter (1/4) of Section One (1), Township Seventy-seven (77) North, Range Twenty-nine (29) West of the 5th P.M., Earlham, Madison County, Iowa, all of which is more accurately described as follows: Commencing at the East 1/4 corner of said Section One (1), thence South, along the East line of the Southeast Quarter (1/4) of said Section One (1), 470.6 feet, to a point that is on the Easterly Extension of the Southerly line of Eivins Addition Plat Two, Earlham, Madison County, Iowa, thence Westerly, along the Southerly line of said Eivins Addition Plat Two, 556.6 feet to the Point of Beginning, said point being 12.5 feet West of the Southeast Corner of Lot Sixteen (16), in said Eivins Addition Plat Two, thence continuing West, along the South line of said Lot Sixteen (16), 67.0 feet, thence South 149.2 feet, to a point that is on the North Right-of-Way Line of Academy Avenue, as it is presently established, thence Easterly, along the North Right-of-Way line of said Academy Avenue, 67.0 feet, to a point that is 555.8 feet West of the East line of the Southeast Quarter (1/4) of said Section One (1), thence North 147.1 feet, to the Point of Beginning.



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, ss:

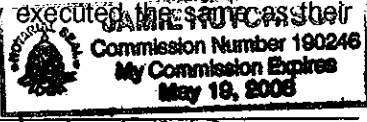
Dated: 12-6-04

POIK COUNTY,
On this 6 day of December,
2004, before me, the undersigned, a Notary Public in and for said State, personally appeared Ronald W. Nielsen and H. LuAnn Nielsen, husband and wife.

Ronald W. Nielsen (Grantor)

H. LuAnn Nielsen (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.



Jamie Hutchison
Notary Public
(This form of acknowledgment for individual grantor(s) only)

