

ENTERED FOR TAXATION  
THIS 28 DAY OF Dec 2004  
Debbie Corleam  
DEPUTY AUDITOR

MICHELLE "MICKI" UTSLER, COUNTY RECORDER  
MADISON IOWA

COMPUTER   
RECORDED   
COMPARED

Preparer

Information David M. Erickson, 666 Walnut Street, Suite 2500, Des Moines, (515) 246-7880

ISCA

Individual's Name

Street Address

City

Phone

David M. Erickson ISBA # 1507

SPACE ABOVE THIS LINE

FOR RECORDER

Address Tax Statement: Daniel Nielsen, 1853 Earlham Road, Winterset, IA 50273

### WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, Daniel J. Nielsen and Lonna J. Nielsen, husband and wife do hereby Convey to Lonna J. Nielsen, a married woman, the following described real estate in Madison County, Iowa:

See Attached Legal Description, Exhibit "A"

Transaction is between spouses and is exempt from Revenue, Groundwater Hazard Statement, and Declaration of Value Statement.

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.

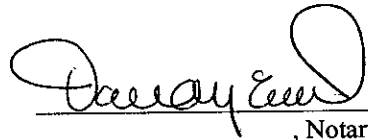
Dated: 12-23-04

Daniel J. Nielsen  
Daniel J. Nielsen (Grantor)

Lonna J. Nielsen  
Lonna J. Nielsen (Grantor)

STATE OF IOWA, POLK COUNTY, ss:

On this Dec 22, 2004, before me, the undersigned, a Notary Public in and for said State, personally appeared Daniel J. Nielsen and Lonna J. Nielsen, husband and wife 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.

  
\_\_\_\_\_, Notary Public

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

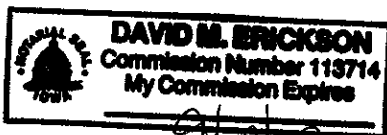


Exhibit "A"

The West Half ( $\frac{1}{2}$ ) of the Southeast Quarter ( $\frac{1}{4}$ ); the Southwest Quarter ( $\frac{1}{4}$ ) of the Northeast Quarter ( $\frac{1}{4}$ ); a tract of about Twelve (12) acres off of the east side of the Northeast Quarter ( $\frac{1}{4}$ ) of the Southwest Quarter ( $\frac{1}{4}$ ), 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 ( $\frac{3}{4}$ ) of the Southeast Quarter ( $\frac{1}{4}$ ) of the Northwest Quarter ( $\frac{1}{4}$ ); the Southeast Quarter ( $\frac{1}{4}$ ) of the Northeast Quarter ( $\frac{1}{4}$ ) and the Northeast Quarter ( $\frac{1}{4}$ ) of the Southeast Quarter ( $\frac{1}{4}$ ) **EXCEPT** Parcel "B" located in the Southeast Quarter ( $\frac{1}{4}$ ) of the Northeast Quarter ( $\frac{1}{4}$ ) of said Section Thirteen (13), containing 23.433 acres, as shown in Plat of Survey filed in Book 2, Page 678 on May 6, 1996 in the Office of the Recorder of Madison County, Iowa, **ALL** in Section Thirteen (13), in Township Seventy-six (76) North, of Range Twenty-nine (29) West of the 5<sup>th</sup> P.M., Madison County, Iowa **AND EXCEPT** Parcel "D" located in the Northeast Quarter ( $\frac{1}{4}$ ) of the Southeast Quarter ( $\frac{1}{4}$ ) and in the Northwest Quarter ( $\frac{1}{4}$ ) of the Southeast Quarter ( $\frac{1}{4}$ ) of Section Thirteen (13), in Township Seventy-six (76) North, of Range Twenty-nine (29) West of the 5<sup>th</sup> P.M., Madison County, Iowa, containing 16.25 acres, as shown in Plat of Survey filed in Book 2004, Page 5935 on December 15, 2004, in the Office of the Recorder of Madison County, Iowa

