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Document 2005 1608

Book 2005 Page 1608 Type 03 001 Pages 2
Date 4/13/2005 Time 2:22 PM
Rec Amt \$12.00 Aud Amt \$5.00
Rev Transfer Tax \$225.60
Rev Stamp# 158 DOV# 158

MICHELLE "MICKI" UTSLER, COUNTY RECORDER
MADISON IOWA

ENTERED FOR TAXATION
THIS 13 DAY OF April
Michelle Utsler
DEPUTY

COMPUTER	<input checked="" type="checkbox"/>
RECORDED	<input checked="" type="checkbox"/>
COMPARED	<input type="checkbox"/>

KCA
Prepared By: Jerrold B. Oliver, P.O. Box 230, Winterset, IA 50273

Taxpayer Information: Joseph A. Nelson & Melissa D. Nelson, 302 S. Highland, St.
Charles, IA 50240

Return Document To: Jerrold B. Oliver, PO Box 230, Winterset, IA 50273



WARRANTY DEED - JOINT TENANCY

For the consideration of One hundred forty-one thousand five hundred
Dollar(s) and other valuable consideration,
Roy E. Warren, single

do hereby Convey to
Joseph A. Nelson and Melissa D. Nelson

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

Lot One (1) in Block Two (2) of Sowders Addition to the Town of St. Charles, Madison County, Iowa

and

Lot Two (2) in Block Two (2) of Sowders Addition to the Town of St. Charles, 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,
COUNTY OF MADISON

Dated: April 7, 2005

This instrument was acknowledged before me on
April 7, 2005
by Roy E. Warren

Roy E. Warren
Roy E. Warren (Grantor)

(Grantor)

John S. Shaw, Notary Public
(Grantor)



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