

IOWA REALTY CO.
3501 WESTOWN PARKWAY
WEST DES MOINES, IA 50266

160,000

REC \$ 5.00
AUD \$ 3.00
R.M.F. \$ 2.00
COMPUTER
RECORDED
COMPARED _____

REAL ESTATE TRANSFER	
TAX PAID	14
STAMP #	
\$	255.90
RECORDER	MICKI UTSLER
DATE	11-15-01
	MADISON COUNTY

FILED NO. 005159
BOOK 2001 PAGE 5159
2001 NOV 15 PM 2:55
MICKI UTSLER
RECORDER
MADISON COUNTY, IOWA

PREPARED BY: STACIE L. LETT, ATTORNEY., 3501 WESTOWN PKWY, WEST DES MOINES, IOWA 50266 453-6266 (amh)

✓ Address Tax Statements to: **MARK VARNER**
330 Cedar, Earlham, Iowa 50072
\$160,000.00

SPACE ABOVE THIS LINE FOR RECORDER

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: In consideration of the sum of ONE Dollar and other good and valuable consideration, the receipt of which is hereby acknowledged, **John A. Nelson and Erin K. Nelson, husband and wife**, hereby convey unto **Mark H. Varner and Christine L. Varner, husband and wife**, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate, situated in Madison County, Iowa:

Lot Eleven (11) of Clearview Estates Plat 1, an Official Plat in the City of Earlham, Madison County, Iowa

SUBJECT TO ALL COVENANTS, RESTRICTIONS AND EASEMENTS OF RECORD.

Grantors do hereby covenant with grantees, and their successors in interest, that said grantors hold fee title to the real estate; that they have good and lawful authority to sell and convey the same; that said premises are free and clear of all liens and encumbrances whatsoever except as may be above stated; and they covenant to warrant and defend said 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 such 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 11-13, 2001.

John A. Nelson
John A. Nelson
Erin K. Nelson
Erin K. Nelson

STATE OF Iowa, Madison COUNTY, SS:

On this 13 day of November, A.D. 2001, before me, a Notary Public in and for the State of Iowa, personally appeared **John A. Nelson and Erin K. Nelson, husband and wife**, known to be the persons named in and who executed the foregoing instrument, and acknowledge that they executed the same as their voluntary act and deed.

Sallie Ann Madden
Notary Public in and for Said State

