

REAL ESTATE TRANSFER
TAX PAID 3
STAMP #
\$ 31.20
Micki Utzler
RECORDER
9-4-02 Madison
DATE COUNTY

REC \$ 5.00
AUD \$ 5.00
R.M.F. \$ 1.00

COMPUTER
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004341
FILED NO. _____
BOOK 2002 PAGE 4341
2002 SEP -4 PM 2:54
2:54 PM
MICKI UTSLER
RECORDER
MADISON COUNTY, IOWA

Preparer Information Lewis H. Jordan, P.O. Box 230, Winterset, IA 50273, (515) 462-3731

Individual's Name Street Address City Phone



Address Tax Statement: James R. and Patricia K. Nelson, 511 West Benton, Winterset, IA 50273

SPACE ABOVE THIS LINE FOR RECORDER

\$ 19,750.00

WARRANTY DEED - JOINT TENANCY

For the consideration of NINETEEN THOUSAND SEVEN HUNDRED -FIFTY ----(\$19,750.00)---
Dollar(s) and other valuable consideration,
Rosemary Thompson, Single

do hereby Convey to
James R. Nelson and Patricia K. Nelson

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

An undivided one-half interest in and to:

The North Half (N 1/2) of Lot Three (3) of Depot Addition to the Town of Winterset, 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

Dated: August 21, 2002

MADISON COUNTY, ss:

On this 28 day of August, 2002, before me, the undersigned, a Notary Public in and for said State, personally appeared Rosemary Thompson

Rosemary Thompson
Rosemary Thompson (Grantor)

(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.

Carol Landis

(Grantor)

Notary Public

(Grantor)

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

CAROLE LANDIS
Commission Number 198183
My Commission Expires Aug 31, 2004