

REAL ESTATE TRANSFER
 TAX PAID 13
 STAMP #
\$ 39.20
Michelle Utaler
 RECORDER
1-16-03 Madison
 DATE COUNTY

REC \$ 5⁰⁰
 AUD \$ 5⁰⁰
 R.M.F. \$ 1⁰⁰

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FILED NO. 000268
 BOOK 2003 PAGE 268
 2003 JAN 16 PM 3:10
 (3:10 PM)
 MICHELE UTALER
 RECORDER
 MADISON COUNTY, IOWA

Preparer Information John E. Casper, 223 E. Court Avenue, Winterset, (515) 462-4912

Individual's Name Street Address City Phone

Address Tax Statement : Duane A. and Sandra A. Nelson
 410 E. Washington St.
 Winterset, IA 50273

SPACE ABOVE THIS LINE FOR RECORDER



WARRANTY DEED - JOINT TENANCY

For the consideration of TWENTY-FIVE THOUSAND AND NO/100 Dollar(s) and other valuable consideration,
RICHARD A. McCORMICK and CAROLYN McCORMICK, husband and wife,

do hereby Convey to
DUANE A. NELSON and SANDRA K. NELSON, husband and wife,

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

Lot Four (4) in Block Three (3) of Gaff and Bevington's Addition to the City of Winterset, Madison County, Iowa.



This Deed is in fulfillment of the Real Estate Contract filed for record with the Madison County Recorder's Office on September 29, 2000 in Record Book 64 at Page 269.

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: January 10, 2003

MADISON COUNTY, ss:

On this 10 day of January, 2003, before me, the undersigned, a Notary Public in and for said State, personally appeared RICHARD A. McCORMICK and CAROLYN McCORMICK

Richard A. McCormick
 RICHARD A. McCORMICK (Grantor)

Carolyn McCormick
 CAROLYN McCORMICK (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. (Grantor)

Elisha R. Busch
 Notary Public

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

