

REAL ESTATE TRANSFER
TAX PAID 10
STAMP #
\$ 55.20
Michelle Utaler
RECORDER
2-12-03 Madison
DATE COUNTY

FILED NO. 000790
BOOK 2003 PAGE 790
2003 FEB 12 AM 10:31
(10:31 AM)
MICHELLE UTALER
RECORDER
MADISON COUNTY, IOWA

REC \$ 5⁰⁰
AUD \$ 5⁰⁰
R.M.F. \$ 1⁰⁰

COMPUTER
RECORDED
COMPARED

Preparer Information Jerrold B. Oliver, P.O. Box 230, Winterset, Iowa 50273, (515) 462-3731
Individual's Name Street Address City Phone



Address Tax Statement: Joshua, James and Theresa Anderson
3356 256th St., St. Charles, IA 50240

SPACE ABOVE THIS LINE
FOR RECORDER

WARRANTY DEED

For the consideration of THIRTY-FIVE THOUSAND
Dollar(s) and other valuable consideration,
BRAD L. NORDSTROM, Single,

do hereby Convey to
JOSHUA J. ANDERSON, JAMES S. ANDERSON, and THERESA M. ANDERSON,

the following described real estate in Madison County, Iowa:

The West Half (1/2) of the Southwest Quarter (1/4) of Section Sixteen (16), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., EXCEPT Parcel "A" as shown in Plat of Survey filed in Book 2, Page 432 on December 22, 1993, in the Office of the Recorder of Madison County, Iowa, and EXCEPT Parcel "C" as shown in Plat of Survey filed in Book 2, Page 739 on December 19, 1996, and EXCEPT a parcel of land described as beginning at the West Quarter Corner of Section Sixteen (16), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa; thence North 85°38'02" East 209.01 feet along the North line of the Southwest Quarter (1/4) of said Section Sixteen (16); thence South 1°33'02" West 195.97 feet; thence South 47°18'41" East 361.06 feet; thence South 37°33'47" East 338.01 feet; thence South 62°59'58" East 195.61 feet; thence South 13°37'35" East 499.03 feet; thence South 42°36'38" East 514.64 feet; thence South 2°46'57" East 54.92 feet; thence South 54°31'27" West 483.81 feet; thence North 29°16'28" West 731.80 feet; thence North 83°15'17" West 402.34 feet; thence North 0°08'02" East 269.43 feet; thence North 77°56'53" West 170.50 feet to the West line of the Southwest Quarter (1/4) of said Section Sixteen (16); thence N 0°00'00" 990.25 feet to the Point of Beginning, containing 24.3399 acres including 0.1454 acres of county road right-of-way

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 _____, ss:

Dated: Feb 11, 2003

MADISON COUNTY,
On this 11th day of February,
2003, before me, the undersigned, a Notary
Public in and for said State, personally appeared
Brad L. Nordstrom

Brad L. Nordstrom
Brad L. Nordstrom (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.

(Grantor)

Steven D. Warrington
Notary Public

(Grantor)



(This form is to be used only by Notaries Public)

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