

REAL ESTATE TRANSFER
TAX PAID 17
STAMP #
\$ 249.60
Michelle Utsler
RECORDER
1-12-04 Madison
DATE COUNTY

REC \$ 10⁰⁰
AUD \$ 5⁰⁰
R.M.F. \$ 5⁰⁰

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FILED NO. 153
BOOK 2004 PAGE 153
2004 JAN 12 AM 11:51
(11:51 AM)
MICHI UTSLER
RECORDER
MADISON COUNTY, IOWA

Preparer Information Jerrold B. Oliver, POB 230, Winterset, (515) 462-3731

Individual's Name Street Address City Phone

Address Tax Statement : Daniel J. Nielsen and Lonna J. Nielsen
1838 Earlham Road, Winterset, IA 50273

SPACE ABOVE THIS LINE
FOR RECORDER



WARRANTY DEED - JOINT TENANCY

For the consideration of One Hundred Fifty-Six Thousand Five Hundred
Dollar(s) and other valuable consideration,
Wilson Young and Ruth J. Young, Husband and Wife,

do hereby Convey to
Daniel J. Nielsen and Lonna J. Nielsen

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

See Exhibit "A" attached.

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: 12-9-03

MADISON COUNTY, ss:

On this 9 day of Dec.,
2003, before me, the undersigned, a Notary Public in and for said State, personally appeared
Wilson Young and Ruth J. Young

Wilson Young (Grantor)

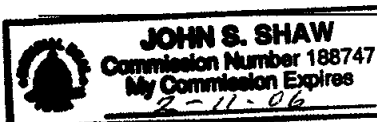
Ruth J. Young (Grantor)

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.

John S. Shaw

Notary Public

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



(Grantor)

EXHIBIT "A"

The Southeast Quarter (¼) of the Northeast Quarter (¼) and the Northeast Quarter (¼) of the Southeast Quarter (¼) of Section Thirteen (13), Township Seventy-six (76) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa, EXCEPT all that part of the Southeast Quarter (¼) of the Northeast Quarter (¼) of said Section Thirteen (13) lying North and West of the East and South bank of the river as said river is now located, AND EXCEPT Parcel "B" located in the Southeast Quarter (¼) of the Northeast Quarter (¼) of said section Thirteen (13), containing 23.433 acres, as shown in Plat of Survey filed in Book 2, Page 678 on May 6, 1996 in the Office of the Recorder of Madison County, Iowa.