



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

FILED NO. 7254  
BOOK 2003 PAGE 7254

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2003 DEC -9 PM 1:37  
(1:37 PM)  
MICHELLE UTZLER  
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: **Daniel J. and L Lonna J. Nielson, 5908 Crabapple Lane, Johnston, IA 50131**

SPACE ABOVE THIS LINE FOR RECORDER



### WARRANTY DEED - JOINT TENANCY

For the consideration of **THREE HUNDRED SIXTY-FIVE THOUSAND----(\$365,000.00)---** Dollar(s) and other valuable consideration,  
**Thomas E. Bergstrom and Deborah L. Bergstrom, a/k/a Debbie Bergstrom, 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:

**The West Half (1/2) of the Southeast Quarter (1/4); the Southwest Quarter (1/4) of the Northeast Quarter (1/4); a tract of about Twelve (12) acres off of the east side of the Northeast Quarter (1/4) of the Southwest Quarter (1/4), the North line thereof being 27 rods long, the South line thereof being 22 rods long and the West line thereof following the meanderings of a certain branch running through said forty-acre tract; and the South three-fourths (3/4) of the Southeast Quarter (1/4) of the Northwest Quarter (1/4); all in Section Thirteen (13), in Township Seventy-six (76) North, of Range Twenty-nine (29) West of the 5th P.M., 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: **12-5-03**

**MADISON** COUNTY,

ss:

On this **5** day of **December**, **2003**, before me, the undersigned, a Notary Public in and for said State, personally appeared **Thomas E. Bergstrom and Deborah L. Bergstrom**

**Thomas E. Bergstrom** (Grantor)

**Deborah L. Bergstrom** (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.

**Larry D. Watts**  
Notary Public

(Grantor)

(Grantor)

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

