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Rev Stamp# 317 DOV# 311

MICHELLE "MICKI" UTSLER, COUNTY RECORDER  
MADISON IOWA

COMPUTER   
RECORDED   
COMPARED

Prepared by: James L. Bergkamp, Jr., ISBA#15470  
v mca 218 S. 9<sup>th</sup> St., P.O. Box 8, Adel, IA 50003  
Phone (515)993-1000

Send Tax Statement to: Michael Miller and Olivia Miller  
785 N. West St., Truro, IA 50257

Return to: First American Escrow of Iowa  
10605 Justin Drive, Urbandale, IA 50322

# 275:000 00

**WARRANTY DEED – JOINT TENANCY**

For the consideration of One and no/100 (\$1.00) Dollar and other valuable consideration, Bryan Nelson and Tawnya Nelson f/k/a Tawnya Johnston, husband and wife, (Grantors) do hereby Convey to Michael Miller and Olivia Miller, husband and wife, (Grantees) as Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described real estate in Madison County, Iowa:

The North Half (1/2) of the Northeast Quarter (1/4) of the Northeast Quarter (1/4) of Section Sixteen (16) in Township Seventy-four (74) North, Range Twenty-six (26) West of the 5<sup>th</sup> P.M., Madison County, Iowa;



subject to any easements and restrictions of record.

Document or instrument number of previously recorded documents: \_\_\_\_\_

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, COUNTY OF Polk, ss: Dated: 7-11-05

This instrument was acknowledged before me on July 11, 2005, by Bryan Nelson and Tawnya Nelson f/k/a Tawnya Johnston, husband and wife,

Bryan Nelson (Grantor)  
Tawnya Nelson (Grantor)  
\_\_\_\_\_  
(Grantor)

Judy Karwan Laird, Notary Public

