

Book 2006 Page 2195 Type 03 001 Pages 1
Date 5/31/2006 Time 1:37 PM
Rec Amt \$7.00 Aud Amt \$5.00
Rev Transfer Tax \$191.20
Rev Stamp# 238 DOV# 231

MICHELLE UTSLER, COUNTY RECORDER
MADISON IOWA

ENTERED
THIS 31st 05-2006
*Open with
Debby Corkran*

COMPUTER
RECORDED
COMPAID

©THE IOWA STATE BAR ASSOCIATION Official Form No. 101 - January 2006 Jerrold B. Oliver ISBA # 04132 FOR THE LEGAL EFFECT OF THE USE OF THIS FORM, CONSULT YOUR LAWYER

Return Document to Jerrold B. Oliver, P.O. Box 230, Winterset, IA 50273, Phone: (515) 462-3731
Preparer Information, Jerrold B. Oliver, P.O. Box 230, Winterset, IA 50273, Phone: (515) 462-3731
Address Tax Statement: Aaron B. Taylor, 3047 Cumming Rd., Van Meter, IA 50261



\$120,000

WARRANTY DEED

For the consideration of One hundred twenty thousand Dollar(s) and other valuable consideration,
Matthew J. Nelson and Angela R. Nelson, Husband and Wife

do hereby Convey to
Aaron B. Taylor

the following described real estate in Madison County, Iowa:

A tract of land in the Southeast Quarter (1/4) of the Northwest Quarter (1/4) of Section Twenty-eight (28), Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, containing .803 acres, as shown in Plat of Survey filed in Farm Plat Book 2, Page 82 on September 18, 1987, in the records of the Recorder of Madison County, Iowa



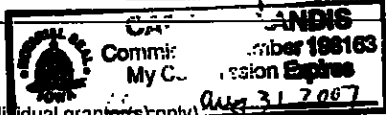
Grantors do Hereby Covenant with grantees, and successors in interest, that grantors hold the real estate by title in fee simple; that they have good and lawful authority to sell and convey the real estate; that the real estate is Free and Clear of all Liens and Encumbrances except as may be above stated; 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.

Matthew J. Nelson (Grantor) Dated: May 21 2006
Angela R. Nelson (Grantor)
Matthew J. Nelson (Grantor) Angela R. Nelson (Grantor)

STATE OF IOWA COUNTY OF MADISON

This instrument was acknowledged before me on May 21 2006 by Matthew J. Nelson and Angela R. Nelson, Husband and Wife



Carol E. Landis
Notary Public

(This form of acknowledgment for individual grantors only)

