

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

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98 OCT 27 AM 9:00

COMPUTER
RECORDED
COMPARED

MICHELLE UTSLET
RECORDER
MADISON COUNTY, IOWA

Preparer Information Lewis H. Jordan, P.O. Box 230, Winterset, (515) 462-3731
Individual's Name Street Address City Phone



WARRANTY DEED

SPACE ABOVE THIS LINE
FOR RECORDER

For the consideration of LOVE AND AFFECTION
Dollar(s) and other valuable consideration,
Arnold E. Nelson and Mary Louise Nelson, Husband and Wife,

do hereby Convey to
Jean L. Howe

the following described real estate in Madison County, Iowa:

A parcel of land located in the Northeast Quarter (NE 1/4) of the Southeast Quarter (SE 1/4) of Section Twenty-nine (29), Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, described as follows: Beginning at the East Quarter corner of said Section Twenty-nine (29), thence South 00 degrees 07 minutes 57 seconds west along the east line of said Northeast Quarter (NE 1/4) of the Southeast Quarter (SE 1/4) of said Section Twenty-nine (29), a distance of 992.18 feet; thence South 83 degrees 29 minutes 31 seconds West a distance of 331.94 feet; thence North 00 degrees 06 minutes 41 seconds East a distance of 660.01 feet; thence South 83 degrees 14 minutes 59 seconds West a distance of 332.35 feet; thence North 00 degrees 05 minutes 23 seconds East a distance of 329.28 feet to a point on the North line of the said Northeast Quarter (NE 1/4) of the Southeast Quarter (SE 1/4), thence North 83 degrees 07 minutes 42 seconds East along the North line of the said Northeast Quarter (NE 1/4) of the Southeast Quarter (SE 1/4) a distance of 665.12 feet to the Point of Beginning, containing 10.004 acres, more or less,

(The actual consideration for this transfer is less than \$500.)

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 distributiv 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: October 23, 1998

ss:

MADISON COUNTY,
On this 23rd day of October,
19 98, before me, the undersigned, a Notary
Public in and for said State, personally appeared
Arnold E. Nelson and Mary Louise Nelson

Arnold E. Nelson
Arnold E. Nelson (Grantor)

Mary Louise Nelson
Mary Louise Nelson (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.

Lewis H. Jordan
Notary Public

(Grantor)

(Grantor)

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

