

THE IOWA STATE BAR ASSOCIATION
Official Form No. 101

Lewis H. Jordan ISBA # 02714

ORIGINAL

FOR THE LEGAL EFFECT OF THE USE OF
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REC \$ 5.00
AUD \$ 10.00
I.R.M.F. \$ 1.00

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BOOK 139 PAGE 736

COMPUTER
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98 OCT 27 AM 9:01
MICHELLE UTSLER
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
Edwin D. Nelson and Terrie Kemp

the following described real estate in Madison County, Iowa:

The North Half (N 1/2) of the Northeast Quarter (NE 1/4) of Section Thirty-two (32); Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., and the South Half (S 1/2) of the Southeast Quarter of Section Twenty-nine (29), Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., EXCEPT A parcel of land in the Southeast Quarter (SE 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 Northeast corner of the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of said Section Twenty-nine (29); thence S 00 degrees 07 minutes 57 seconds West along the East line of the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of said Section Twenty-nine (29), a distance of 661.45 feet; thence S 83 degrees 51 minutes 25 seconds West, a distance of 662.66 feet; thence N 00 degrees 05 minutes 23 seconds E, a distance of 658.56 feet to a point on the North line of the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of said Section Twenty-nine (29); thence N 83 degrees 36 minutes 49 seconds E along the north line of the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of said Section Twenty-nine (29) a distance of 663.47 feet to the Point of Beginning, containing 9.984 acres, more or less, subject to easements and restrictions of record

(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

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

SS:

MADISON COUNTY,

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 is a joint acknowledgment of the individual grantor(s) only)

