

THE IOWA STATE BAR ASSOCIATION
Official Form No. 103

ISBA #

FOR THE LEGAL EFFECT OF THE USE OF
THIS FORM, CONSULT YOUR LAWYER

REAL ESTATE TRANSFER
TAX PAID 2
STAMP #
\$ 95 / 30
Michelle Utzler
5-3-99 Madison

COMPUTER
RECORDED
COMPARED
REC \$ 5.00
AUD \$ 5.00
TIF. \$ 1.00

FILED NO. 4458
BOOK 141 PAGE 370
99 MAY -3 PM 3:23

MICHELLE UTZLER
RECORDER
MADISON COUNTY IOWA
(515) 438-2267

Preparer Information Dean R. Nelson, P.O. Box 370, Earlham, IA 50072
Individual's Name Street Address City Phone



WARRANTY DEED - JOINT TENANCY

SPACE ABOVE THIS LINE
FOR RECORDER

For the consideration of ----Sixty Thousand
Dollar(s) and other valuable consideration,
STANLEY O. NELSON, a single person,

do hereby Convey to
MICHAEL H. FREY and PENNY L. FREY, husband and wife,

as Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described
real estate in Madison County, Iowa:

The Southeast Quarter (SE $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) of Section Twenty-
seven (27) in Township Seventy-seven (77) North, 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: May 3, 1999

MADISON COUNTY, ss:

On this 3rd day of May,
19 99, before me, the undersigned, a Notary
Public in and for said State, personally appeared
Stanley O. Nelson

Stanley O. Nelson
(Stanley O. Nelson) (Grantor)

(Grantor)

(Grantor)

(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.

Susan Clark
(Susan Clark)

Notary Public

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