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BOOK 141 PAGE 677  
1999 JUL -1 PM 3:57  
MICHELLE UTSLER  
RECORDER  
MADISON COUNTY, IOWA

REC 5 102  
ADD 5 104  
FILE 5 102

Preparer Information RICHARD J. MURPHY, 116 W. JEFFERSON, P.O. BOX 338, OSCEOLA, (515) 342-2712



1137, LLC

### WARRANTY DEED - JOINT TENANCY

SPACE ABOVE THIS LINE  
FOR RECORDER

For the consideration of \_\_\_\_\_ one  
Dollar(s) and other valuable consideration,  
Dennis D. Meggers and Sue Ann Meggers, husband and wife

do hereby Convey to  
Bryan Nelson and Tawnya Johnston

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 of the Northeast Quarter of the Northeast Quarter (N $\frac{1}{2}$  NE $\frac{1}{4}$  NE $\frac{1}{4}$ )  
of Section Sixteen (16) in Township Seventy-four (74) North, Range Twenty-six  
(26) 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: June 22, 1999

CLARKE COUNTY, SS:

On this 22 day of June,  
19 99, before me, the undersigned, a Notary  
Public in and for said State, personally appeared  
Dennis D. Meggers and Sue Ann Meggers

Dennis D. Meggers  
Dennis D. Meggers (Grantor)

Sue Ann Meggers  
Sue Ann Meggers (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.

Richard J. Murphy  
Notary Public

\_\_\_\_\_  
(Grantor)  
\_\_\_\_\_  
(Grantor)

(This form of acknowledgment is not valid for recording purposes only)  
RICHARD J. MURPHY  
MY COMMISSION EXPIRES  
April 1, 2001