

THE IOWA STATE BAR ASSOCIATION  
Official Form No. 103

A. Zane Blessum ISBA # 0882

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

REAL ESTATE TRANSFER  
TAX PAID  
\$ 35  
STAMP # 24  
90  
MICHELLE UTSLER  
RECORDER  
9-14-99  
MADISON  
DATE COUNTY

COMPUTER   
RECORDED   
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FILED NO. \_\_\_\_\_  
BOOK 141 PAGE 834  
99 SEP 14 PM 2:56  
MICHELLE UTSLER  
RECORDER  
MADISON COUNTY, IOWA

REC \$ 5.00  
AUD \$ 5.00  
R.M.F. \$ 00

Preparer Information

A. Zane Blessum, 113 N. John Wayne Drive, Winterset, IA 50273, (515) 462-1666

Individual's Name

Street Address

City

Phone



#22,500

### WARRANTY DEED - JOINT TENANCY

SPACE ABOVE THIS LINE FOR RECORDER

For the consideration of One and no/100  
Dollar(s) and other valuable consideration,  
George C. Nagel A/K/A George Clavin Nagel and Victoria G. Nagel, husband and wife

do hereby Convey to  
Ronald W. Welch and Connic Welch, 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 South 32 Rods of the West 25 Rods of the Southwest Fractional Quarter (1/4) of Section Thirty-one (31), in Township Seventy-six (76) North, range Twenty-eight (28) West of the 5th P.M., except the West 187 1/2 feet of the North 315 feet of the South 32 Rods of the West 25 Rods of the Southwest Fractional Quarter (1/4) of said Section Thirty-one (31), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M.

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 CALIFORNIA

Dated: SEPT 4, 1999

SAN BERNARDINO COUNTY, ss:

On this 4<sup>TH</sup> day of SEPTEMBER, 19 99, before me, the undersigned, a Notary Public in and for said State, personally appeared George C. nagel A/K/A George Clavin Nagel and Vicktoria G. Nagel, husband and wife

George C Nagel  
George C. Nagel A/K/A George Calvin Nagel (Grantor)

Vicktoria G Nagel  
Victoria G. Nagel (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.

Warren O Nelson  
Notary Public

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

(Grantor)

(Grantor)

