

30,378

THE IOWA STATE BAR ASSOCIATION
Official Form No. 101

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

REAL ESTATE TRANSFER
TAX PAID

STAMP # 12

\$ 32.00

Michelle Utaler
RECORDER

1-13-95 Madison
DATE COUNTY

COMPUTER
RECORDED
COMPARED

FILED NO. 1812

BOOK 133 PAGE 735

95 JAN 13 AM 11:34

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

MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA

SPACE ABOVE THIS LINE
FOR RECORDER



WARRANTY DEED

For the consideration of One Dollar
Dollar(s) and other valuable consideration, Richard W. Baskerville, a married person

do hereby Convey to Bradley J. Nelson and Rachell L. Nelson, 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:

Starting at the Northeast corner of the East One-half (1/2) of the Southwest Quarter (SW1/4) of Section Sixteen (16), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa (hereinafter referred to as the "above-described") thence West along the North boundary of the above-described to a point two hundred forty feet (240') from the Northeast corner of the above-described, thence due South five hundred forty-four point five feet (544.5') along a line parallel to the East boundary line of the above-described, thence East two hundred forty feet (240') to a point on the East boundary line of the above-described, thence North five hundred forty-four point five feet (544.5') to the point of beginning.

This is a deed given in full and complete satisfaction of a contract filed September 12, 1991 in Book 129, Page 194, records of the Madison County Recorder's office. Title is warranted.

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 acknowledgement hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

STATE OF Iowa
Polk COUNTY, SS:

DATED: January 4, 1995

On this 4th day of January 1995, before me, the undersigned, a Notary Public in and for said State, personally appeared Richard W. Baskerville and Doris J. Baskerville, husband

Richard W. Baskerville
(Grantor)

Doris J. Baskerville
(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.

Sandra A. Jensen
Sandra A. Jensen Notary Public

(Grantor)

(Grantor)