

THE IOWA STATE BAR ASSOCIATION
Official Form No. 103

ISBA# 02714

Jordan, Oliver & Walters, P.C.
Box 230, Winterset, IA 50273 (515/462-3731)

ORIGINAL

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

REAL ESTATE TRANSFER
TAX PAID
22
STAMP
\$ 25.68
Michelle Utsler
RECORDER
9-17-96 Madison
DATE COUNTY

REC \$ 5.00
AUD \$ 5.00
R.M.F. \$ 1.00
COMPUTER
RECORDED
COMPARED

FILED NO. 786
BOOK 61 PAGE 328
96 SEP 17 PM 12:27
MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA

Preparer Information

Lewis H. Jordan
Individual's Name

P.O. Box 230
Street Address

Winterset
City

515/462-3731
Phone



WARRANTY DEED - JOINT TENANCY

SPACE ABOVE THIS LINE
FOR RECORDER

For the consideration of SIXTEEN THOUSAND FIVE HUNDRED-----(\$16,500.00)---
Dollar(s) and other valuable consideration,

Noel R. Nelson, Single,

do hereby Convey to

Phillip Todd Morris and Christie Morris,

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

Lot Two (2) of Nelson Acres - Plat 1 to the City
of Winterset, Madison County, Iowa.

This Deed is subject to all easements and the Deed
of Restrictions, as amended, set forth in the platting
procedures for Nelson Acres, Plat 1 Addition to the
City of Winterset, 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 MARYLAND

Dated: August 27, 1996

ss:

On this 31 day of August
19 96, before me, the undersigned, a Notary
Public in and for said State, personally appeared
Noel R. Nelson

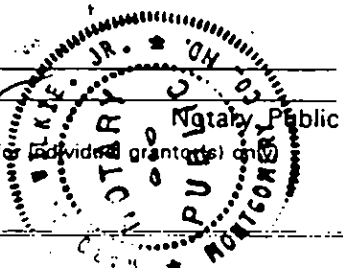
Noel R. Nelson
Noel R. Nelson (Grantor)

(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.

(Grantor)

Ward Jay Wilkie
EX. 8-17-97
(This form of acknowledgment for [acknowledged grantors] on



(Grantor)