

REAL ESTATE TRANSFER TAX PAID	
20	
STAMP #	
\$ 116 80	
Michelle Utzler	
RECORDER	
5-17-93	Madison
DATE	COUNTY

COMPUTER   
 RECORDED   
 COMPARED   
 REC \$ 5.00  
 AUD \$ 5.00

FILED NO. 2883  
 BOOK 58 PAGE 317  
 93 MAY 17 AM 8:20  
 MICHELLE UTZLER  
 RECORDER  
 MADISON COUNTY, IOWA



### WARRANTY DEED

SPACE ABOVE THIS LINE  
FOR RECORDER

For the consideration of SEVENTY-THREE THOUSAND THREE HUNDRED---(\$73,300)---  
 Dollar(s) and other valuable consideration,  
JAMES R. NELSON and PATRICIA K. NELSON, Husband and Wife

do hereby Convey to  
Chad F. Emanuel and Cheryl A. Emanuel

the following described real estate in Madison County, Iowa:

Lot One (1) and the West 19.67 feet of Lot Two (2) of Croft Court  
 Addition to the Town 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 IOWA,  
MADISON COUNTY,

Dated: May 13, 1993

On this 14th day of May  
 199 3, before me, the undersigned, a Notary  
 Public in and for said State, personally appeared  
James R. Nelson and Patricia K.  
 Nelson

James R. Nelson (Grantor)  
Patricia K. Nelson (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)

George J. Brown  
My Commission expires 10-21-95  
 Notary Public

(Grantor)

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