

IOWA STATE BAR ASSOCIATION  
Official Form No. 101

ORIGINAL

FOR THE LEGAL EFFECT OF THE USE  
OF THIS FORM, CONSULT YOUR LAWYERCOMPUTER ☒  
RECORDED ☒  
COMPARED ☒REC \$ 5.00  
AUD \$ 5.00  
R.M.F. \$ 1.00

REAL ESTATE TRANSFER	
TAX PAID	
STAMP # <u>20</u>	
\$ <u>20.00</u>	
RECORDED	<u>Michelle Utzler</u>
DATE	<u>11-8-94</u>
COUNTY	<u>Madison</u>

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MICHELLE UTZLER  
RECORDER  
MADISON COUNTY, IOWA

## WARRANTY DEED

SPACE ABOVE THIS LINE  
FOR RECORDER

For the consideration of THIRTEEN THOUSAND FIVE HUNDRED----- (\$13,500)  
Dollar(s) and other valuable consideration, Noel R. Nelson and Fizzeh S. Nelson, Husband and Wife,

do hereby Convey to Bryan McDonald and Debbie McDonald

the following described real estate in Madison County, Iowa:

Lot One (1) 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 ss: Dated: September, 1994  
MONTGOMERY COUNTY,

On this 30th day of September, 1994, before me, the undersigned, a Notary Public in and for said State, personally appeared Noel R. Nelson and Fizzeh S. Nelson

Noel R. Nelson  
Noel R. Nelson (Grantor)

Fizzeh S. Nelson  
Fizzeh S. Nelson (Grantor)

(Grantor)

(Grantor)

I am 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.

[Signature]  
Notary Public

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

File  
Type  
Print  
Name  
Under  
Sig  
As per  
Doc  
33-2  
Covers  
of Iowa