

REAL ESTATE TRANSFER	
TAX PAID	<u>25</u>
	STAMP #
<u>\$25.85</u>	
<u>Mary E. Welty</u>	
RECORDER	
<u>9-27-87</u>	<u>Madison</u>
DATE	COUNTY

FILED NO. 546
BOOK 123 PAGE 565

1987 SEP 28 PM 3:28

MARY E. WELTY
RECORDER
MADISON COUNTY, IOWA
Fee \$5.00

Transfer \$5.00

SPACE ABOVE THIS LINE
FOR RECORDER



WARRANTY DEED

For the consideration of TWENTY-FOUR THOUSAND AND NO/100----- (\$24,000.00)
Dollar(s) and other valuable consideration, JOHN P. NELSON and JERRILEE A. NELSON, Husband and Wife,

do hereby Convey to JOHN F. BORTELL and VICTORIA L. BORTELL

the following described real estate in Madison County, Iowa:

The West 30 acres of the North 1,980 feet of the East Half (E $\frac{1}{2}$) of the Southwest Quarter (SW $\frac{1}{4}$) of Section Sixteen (16), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, more particularly described as commencing at the Northwest corner of the East Half (E $\frac{1}{2}$) of the Southwest Quarter (SW $\frac{1}{4}$) of Section Sixteen (16), Township Seventy-five (75) North, Range Twenty-six (26), running thence South along the West line of said 80-acre tract 1,980 feet, thence East 660 feet, thence North 1,980 feet to the North line of said 80-acre tract, thence West along the North line of said 80-acre tract 660 feet to the place of beginning, together with all easements and servient estates appurtenant thereto.

This Deed is given in fulfillment of a Real Estate Contract recorded in Deed Record 108, Page 658 of the Madison County Recorder's office.

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 ss:
MADISON COUNTY,

Dated: SEPTEMBER 25TH 1987

On this 25 day of Sept, 1987, before me, the undersigned, a Notary Public in and for said State, personally appeared John P. Nelson and Jerrilee A. Nelson

John P. Nelson
John P. Nelson (Grantor)

Jerrilee A. Nelson
Jerrilee A. 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.

Jerrold J. Oliver
Notary Public

(Grantor)
(Grantor)

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

DEED REC. 123

