

FILED NO. 1281
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1988 JUN 21 PM 2:33

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 Cancellation of Debt
Dollar(s) and other valuable consideration, Steven W. Nelson and Susan J. Nelson, husband and wife

do hereby Convey to Union State Bank of Winterset

the following described real estate in Madison County, Iowa:

A tract of land commencing at a point 247 feet South of the Northwest corner of Section Twenty-four (24) in Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, running thence South 94 feet, thence East 274 feet, thence North 94 feet, thence West 274 feet to the point of beginning,

THIS DEED IS IN CANCELLATION OF ANY AND ALL INDEBTEDNESS OWED BY THE GRANTOR TO THE GRANTEE. THE GRANTOR CONVEYS GRANTEE THEIR RIGHT, TITLE AND INTEREST IN THE PREMISES SUBJECT ONLY TO THE PROPERTY TAXES.

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 ARIZONA, ss:
MARICOPA COUNTY,

Dated: 1-18, 1988

On this 18th day of JANUARY, 1988, before me, the undersigned, a Notary Public in and for said State, personally appeared Steven W. Nelson and Susan J. Nelson

Steven W. Nelson 479-62-2133
Steven W. Nelson (Grantor)

Susan J. Nelson
Susan J. 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)

Brenda Mason Notary Public
(This form of acknowledgment for individual grantor(s) only)



(Grantor)

Please type or print names under signatures as per Sec 335.2 Code of Iowa