

REAL ESTATE TRANSFER
TAX PAID 10
\$ 2365 [Stamp #]
Mary E. Welty
RECORDER
2-9-88 Madison
DATE COUNTY

Compared

FILED NO. 1379
BOOK 124 PAGE 50

1988 FEB -9 PH 2:22

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-ONE THOUSAND NINE HUNDRED SIXTY-NINE and 37/100 (\$21,969.37)
Dollar(s) and other valuable consideration, JOHN P. NELSON and JERRILEE NELSON, Husband and Wife,

do hereby Convey to WILLIAM D. SCHRECK, Single,

the following described real estate in Madison County, Iowa:

A tract of land described as follows: Commencing at the Southwest corner of the Northeast Quarter (1/4) of the Southeast Quarter (1/4) of Section Twelve (12), in Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, thence North 926.80 feet to the point of beginning, thence North 42° 25' East 601.50 feet along the centerline of a county road, thence South 83° 51' West 408.07 feet to the Northwest corner of said Northeast Quarter (1/4) of the Southeast Quarter (1/4), thence South 400.34 feet to the point of beginning, containing 1.86 acres, more or less, including 0.46 acres of county road right-of-way (subject to easements and encumbrances of record).

This deed is given in satisfaction of a Real Estate Contract recorded in Book 120, Page 16 of the Recorder's office of 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, ss:
MADISON COUNTY.

Dated: February 8, 1988

On this 8th day of February,
1988, before me, the undersigned, a Notary Public in and for said State, personally appeared
John P. Nelson and Jerrilee Nelson

John P. Nelson
John P. Nelson (Grantor)

Jerrilee Nelson
Jerrilee Nelson (Grantor)

Iowa
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)

Vicki L. Allen
Vicki L. Allen Notary Public

(Grantor)

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

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