



Document 2009 3719

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Rec Amt \$14.00 Aud Amt \$5.00

Rev Transfer Tax \$183.20

Rev Stamp# 331 DOV# 348

LISA SMITH, COUNTY RECORDER

MADISON COUNTY IOWA

INDX ✓  
ANNO  
SCAN  
CHEK



### WARRANTY DEED

THE IOWA STATE BAR ASSOCIATION

Official Form #101

#### Recorder's Cover Sheet

**Preparer Information:** (Name, address and phone number)

Jane E. Rosien, 223 E. Court Avenue, P.O. Box 67, Winterset, Iowa 50273

Phone: (515) 462-4912

**Taxpayer Information:** (Name and complete address)

Billy J. Tucker and Kimberly L. Tucker, 1780 Meadow Valley Court, Winterset, Iowa 50273

**Return Document To:** (Name and complete address)

Jane E. Rosien, 223 E. Court Avenue, P.O. Box 67, Winterset, Iowa 50273

Phone: (515) 462-4912

**Grantors:**

Lonna J. Nielsen

Daniel J. Nielsen

**Grantees:**

Billy J. Tucker

Kimberly L. Tucker

**Legal description:** See Page 2

**Document or instrument number of previously recorded documents:** N/A



### WARRANTY DEED

For the consideration of One Hundred Fifteen Thousand Dollar(s) and other valuable consideration,  
Lonna J. Nielsen and Daniel J. Nielsen, Wife and Husband,

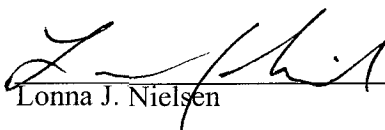
do hereby Convey to  
Billy J. Tucker and Kimberly L. Tucker, Husband and Wife, as Joint Tenants with full rights of  
survivorship and not as Tenants in Common, the

following described real estate in Madison County, Iowa:

Parcel "H" located in the Southeast Quarter (SE $\frac{1}{4}$ ) of the Northwest Quarter (NW $\frac{1}{4}$ ) and the South Half (S $\frac{1}{2}$ ) of the Northeast Quarter (NE $\frac{1}{4}$ ) of Section Thirteen (13), Township Seventy-six (76) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa, containing 53.50 acres, as shown in Plat of Survey filed in Book 2009, Page 3562 on November 24, 2009, in the Office of the Recorder 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.

Dated: December 10, 2009

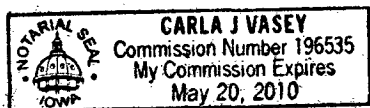
  
\_\_\_\_\_  
Lonna J. Nielsen (Grantor)

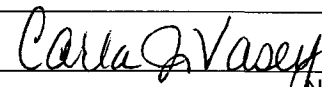
  
\_\_\_\_\_  
Daniel J. Nielsen (Grantor)

\_\_\_\_\_  
(Grantor)

\_\_\_\_\_  
(Grantor)

STATE OF IOWA, COUNTY OF MADISON  
This instrument was acknowledged before me on December 10, 2009, by Lonna J. Nielsen and Daniel J. Nielsen, Wife and Husband,



  
\_\_\_\_\_  
Notary Public