



Document 2009 3805

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Date 12/21/2009 Time 12:22 PM

Rec Amt \$9.00 Aud Amt \$5.00

Rev Transfer Tax \$55.20

Rev Stamp# 336 DOV# 357

INDX ✓

ANNO

SCAN

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

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Official Form No. 103 - May 2006

Todd G. Nielsen

FOR THE LEGAL EFFECT OF THE USE OF
THIS FORM, CONSULT YOUR LAWYER

Return To: Rodney and Nancy Abell, 3115 Applewood Avenue, Macksburg, IA 50155

Preparer: Todd G. Nielsen, 211 North Maple Street, Creston, IA 50801, (641) 782-7007

Taxpayer: Rodney and Nancy Abell, 3115 Applewood Avenue, Macksburg, IA 50155

\$35,000.00



WARRANTY DEED - JOINT TENANCY

For the consideration of One (\$1.00) Dollar(s) and other valuable consideration,
Nicole M. Rose, a single person.

do hereby

Convey to Rodney Abell and Nancy Abell, 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 "A", located in the Southeast Quarter (¼) of the Southeast Quarter (¼) of Section Four (4), Township Seventy-four (74) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa, containing 3.003 acres, as shown in Plat of Survey filed in Book 3, Page 601 on June 15, 2000, 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 15, 2009

Nicole Rose

Nicole M. Rose (Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF UNION

This instrument was acknowledged before me on December 15, 2009, by Nicole M. Rose, a single person



Eileen K. Maynes
Notary Public