



Document 2010 959

Book 2010 Page 959 Type 03 001 Pages 3

Date 4/29/2010 Time 12:58 PM

Rec Amt \$19.00 Aud Amt \$5.00

Rev Transfer Tax \$346.40

Rev Stamp# 435 DOV# 470

INDX ✓

ANNO

SCAN

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK



WARRANTY DEED

(Joint Tenancy)

THE IOWA STATE BAR ASSOCIATION

Official Form #103

Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)

John E. Casper, 223 E. Court Avenue, P.O. Box 67, Winterset, IA 50273, Phone: (515) 462-4912

Taxpayer Information: (Name and complete address)

Matthew S. and Renee D. Heckman, 1245 Old Portland Road, Van Meter, IA 50261

Return Document To: (Name and complete address)

John E. Casper, 223 E. Court Avenue, P.O. Box 67, Winterset, IA 50273, Phone: (515) 462-4912

Grantors:

Daniel J. Nielsen

Lonna J. Nielsen

Grantees:

Matthew S. Heckman

Renee D. Heckman

Legal description: See Page 2

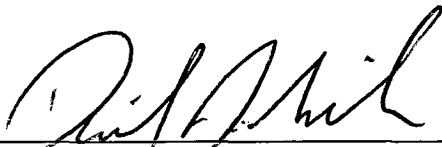
Document or instrument number of previously recorded documents: N/A



WARRANTY DEED - JOINT TENANCY

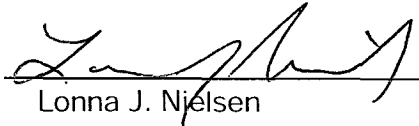
For the consideration of \$216,600.00----- Dollar(s) and other valuable consideration,
Daniel J. Nielsen and Lonna J. Nielsen, Husband and Wife,
 _____ do hereby Convey to
Matthew S. Heckman and Renee D. Heckman, Husband and Wife,
 _____ as
 Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described real
 estate in Madison County County, Iowa:
 Shown as EXHIBIT "A" and incorporated herein by this reference.

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.



 Daniel J. Nielsen (Grantor)

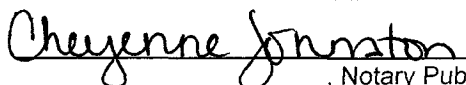
 (Grantor)

Dated: April 23, 2010


 Lonna J. Nielsen (Grantor)

 (Grantor)

STATE OF IOWA, COUNTY OF MADISON
 This instrument was acknowledged before me on April 23, 2010, by Daniel J. and Lonna J. Nielsen,


 _____, Notary Public

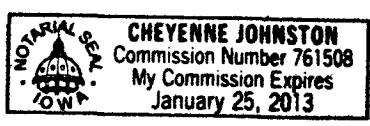


EXHIBIT "A"

Parcel "J" located in the Southeast Quarter (¼) of the Northwest Quarter (¼), in the Southwest Quarter (¼) of the Northeast Quarter (¼), in the Northeast Quarter (¼) of the Southwest Quarter (¼), and in the West Half (½) of the Southeast Quarter (¼) of Section Thirteen (13), Township Seventy - six (76), Range Twenty - nine (29) West of the 5th P.M. Madison County, Iowa, containing 74.42 acres, as shown in Amended Plat of Survey filed in Book 2010, Page 741 on April 5, 2010, in the Office of the Recorder of Madison County, Iowa. NOTE: Said Parcel "J" includes Parcel "L" located in the Northeast Quarter (¼) of the Southwest Quarter (¼) of said Section Thirteen (13), containing 0.08 acres, as shown in Plat of Survey filed in Book 2009, Page 3687, in the Office of the Recorder of Madison County, Iowa.



Fence between current sellers property & for sale property to be paid for by the party wanting fence built, which understanding shall be binding upon the parties, their successors and assigns.