



Document 2010 2037

Book 2010 Page 2037 Type 03 001 Pages 2
Date 8/30/2010 Time 11:55 AM
Rec Amt \$14.00 Aud Amt \$5.00
Rev Transfer Tax \$184.00
Rev Stamp# 531 DOV# 595

INDX ✓
ANNO
SCAN

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

This instrument prepared by:

MARK U. ABENDROTH, ABENDROTH & RUSSELL, P.C., 2536 - 73rd Street, Urbandale, Iowa 50322

Phone # (515) 453-4690

Return to:

Nicole R. Nielsen, 125 NW 2nd St, Earlham, IA 50072

659VB

Mail tax statements to:

Nicole R. Nielsen, 125 NW 2nd St, Earlham, IA 50072

(cc) File # 363415; 24914

\$ 115,500.00

WARRANTY DEED

Legal:

The West One-^{third} of Lots Five (5) and Six (6), in Block Six (6) of Academy Addition to the Town of Earlham, Madison County, Iowa, AND Parcel "A", located in said Lots 5 and 6, containing 246 square feet, as shown in Plat of Survey filed in Book 2010, Page 137 on January 21, 2010, in the Office of the Recorder of Madison County, Iowa.



For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, James A. Julseth and Robin L. Julseth, husband and wife, do hereby convey unto Nicole R. Nielsen, a single person, the above-described real estate.

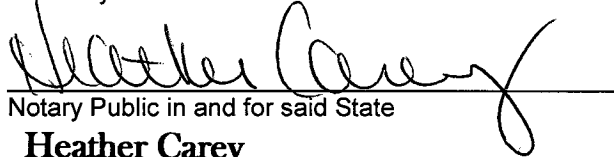
SUBJECT TO ALL COVENANTS, RESTRICTIONS, AND EASEMENTS OF RECORD

Grantors do hereby covenant with Grantee, and successors in interest, that said 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 relinquish 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.

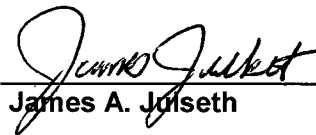
STATE OF Iowa)
COUNTY OF Dallas) SS:

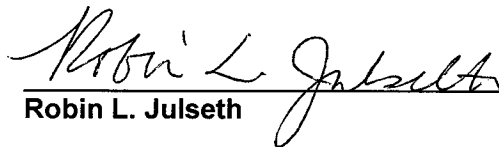
On this 18th day of August, 2010, before me the undersigned, a Notary Public in and for said State, personally appeared **James A. Julseth and Robin L. Julseth, husband and wife**, to me known to be the identical persons named in and who executed the foregoing instrument and acknowledged that those persons executed the same as their voluntary act and deed.


Notary Public in and for said State

Heather Carey
Iowa Notarial Seal
Commission Number 735875
My Commission Expires 8/3/2011

Dated: 8/18/10.


James A. Julseth


Robin L. Julseth