



Document 2011 782

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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA



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)

Stephen F. and Patricia L. Dryden, 33446 Waterberry Circle, Waukee, IA 50263

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:

Stephen F. Dryden
Patricia L. Dryden

Legal description: See Page 2

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



WARRANTY DEED - JOINT TENANCY

For the consideration of \$850,000.00 Dollar(s) and other valuable consideration,
Daniel J. Nielsen and Lonna J. Nielsen, Husband and Wife,

do hereby Convey to
Stephen F. Dryden and Patricia L. Dryden, 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 "D" located in the Northeast Quarter (1/4) of the Southeast Quarter (1/4) and in the Northwest
Quarter (1/4) of the Southeast Quarter (1/4) of Section Thirteen (13), in Township Seventy-six (76) North,
Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa, containing 16.25 acres, as
shown in Plat of Survey filed in Book 2004, Page 5935 on December 15, 2004, 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: March 25, 2011

Daniel J. Nielsen (Grantor)

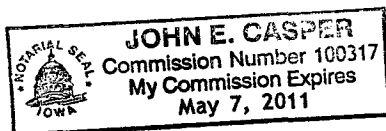
Lonna J. Nielsen (Grantor)

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF MADISON

This instrument was acknowledged before me on March 25, 2011, by Daniel J. Nielsen and Lonna J. Nielsen


Notary Public