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Rec Amt \$19.00 Aud Amt \$5.00

Rev Transfer Tax \$559.20 Rev Stamp# 91 DOV# 100 INDX L ANNO SCAN CHEK

LISA SMITH, COUNTY RECORDER MADISON COUNTY 10WA

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 \$350,000.00Daniel J. Nielsen and Lonna J. Nielsen, Husband and W.	Dollar(s) and other valuable consideration,
	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 Tena estate in <u>Madison</u> County See attached Exhibit "A".	
Grantors do Hereby Covenant with grantees, and so	
estate by title in fee simple; that they have good and lawful at real estate is free and clear of all liens and encumbrances Covenant to Warrant and Defend the real estate against the la stated. Each of the undersigned hereby relinquishes all rights to the real estate. Words and phrases herein, including ackr singular or plural number, and as masculine or feminine gender.	s except as may be above stated; and grantors wful claims of all persons except as may be above of dower, homestead and distributive share in and nowledgment hereof, shall be construed as in the
DM/hil	Dated: March 25 , 2011
Daniel J. Nielsen (Grantor)	Lonna J. Nielsen (Grantor)
(Grantor)	(Grantor)
STATE OF <u>IOWA</u> , COUNTY OF <u>MADIS</u> This instrument was acknowledged before me on <u>March 2.5</u> , Nielsen and Lonna J. Nielsen	
JOHN E. CASPER Commission Number 100317 My Commission Expires May 7, 2011	, Notary Public

EXHIBIT "A"

The South Half (½) of the Northeast Quarter (¼), and the North Half (½) of the Southeast Quarter (¼), all in Section Thirteen (13), Township Seventy-six (76) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa, **EXCEPT** the following described Parcels:

- 1. That part of Parcel "H" located in the Southwest Quarter (¼) of the Northeast Quarter (¼) and in the Southeast Quarter (¼) of the Northeast Quarter (¼) of said Section Thirteen (13), as shown in Amended Plat of Survey filed in Book 2009, Page 3562 on November 24, 2009, in the Office of the Recorder of Madison County, Iowa.
- 2. Parcel "B" located in the Southeast Quarter (1/4) of the Northeast Quarter (1/4) of said Section Thirteen (13), as shown in Plat of Survey filed in Book 2, Page 678 on May 6, 1996, in the Office of the Recorder of Madison County, Iowa.
- 3. That part of Parcel "J" that lies in the Southwest Quarter (¼) of the Northeast Quarter (¼) and in the Northwest Quarter (¼) of the Southeast Quarter (¼) of said Section Thirteen (13), 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.
- 4. That part of Parcel "F" located in the Northwest Quarter (1/4) of the Southeast Quarter (1/4) of said Section Thirteen (13), as shown in Plat of Survey filed in Book 2009, Page 3227 on October 28, 2009, in the Office of the Recorder of Madison County, Iowa.
- 5. Parcel "M" located in the Northwest Quarter (¼) of the Southeast Quarter (¼) of said Section Thirteen (13), as shown in Plat of Survey filed in Book 2010, Page 1039 on May 6, 2010, in the Office of the Recorder of Madison County, Iowa.
- 6. Parcel "D" located in the Northeast Quarter (¼) of the Southeast Quarter (¼) and in the Northwest Quarter (¼) of the Southeast Quarter (¼) 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.