



Document 2014 2752

Book 2014 Page 2752 Type 03 001 Pages 2

Date 11/03/2014 Time 3:05 PM

Rec Amt \$12.00 Aud Amt \$10.00

Rev Transfer Tax \$370.40

Rev Stamp# 390 DOV# 418

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

INDX ✓

ANNO

SCAN

CHEK



WARRANTY DEED

(Joint Tenancy)

THE IOWA STATE BAR ASSOCIATION

Official Form #103

Recorder's Cover Sheet

\$232,000

Preparer Information: (Name, address and phone number)

John E. Casper, 223 E. Court Avenue, P.O. Box 67, Winterset, IA 50273-0067

Phone: (515) 462-4912

1/2

Taxpayer Information: (Name and complete address)

David D. Sampson and Nicole R. Sampson, 1411 Cedar Drive, Adel, IA 50003

Return Document To: (Name and complete address)

John E. Casper, 223 E. Court Avenue, P.O. Box 67, Winterset, IA 50273-0067

Grantors:

James M. Nelle

Grantees:

David D. Sampson

Nicole R. Sampson

Legal description: See Page 2

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



WARRANTY DEED - JOINT TENANCY

For the consideration of \$232,000.00 Dollar(s) and other valuable consideration,
James M. Nelle, a Single Person,

do hereby Convey to
David D. Sampson and Nicole R. Sampson, 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:

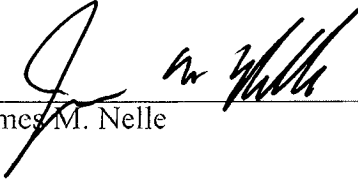
Parcel "D" located in the East Half (1/2) of the Northeast Quarter (1/4) of Section Thirty-one (31),
Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, -
Iowa, containing 33.87 acres, as shown in Plat of Survey filed in Book 2013, Page 541 on February 20,
2013, in the Office of the Recorder of Madison County, Iowa.

AND

The South 30 Acres of the Northwest Quarter (1/4) of the Northwest Quarter (1/4) of Section Thirty-two
(32), Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison
County, Iowa; EXCEPT Parcel "D" located therein, containing 3.02 acres, as shown in Plat of Survey
filed in Book 2014, Page 2604 on October 15, 2014, 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: October 30, 2014


James M. Nelle (Grantor)

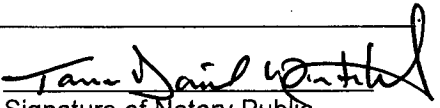
(Grantor)

(Grantor)

(Grantor)



STATE OF IOWA, COUNTY OF _____
This record was acknowledged before me this 30th day of October, 2014, by
James M. Nelle


Signature of Notary Public

