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Book 2015 Page 500 Type 03 001 Pages 2  
Date 2/24/2015 Time 3:01 PM  
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LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

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Official Form No. 103 - May 2006

Mark L. Smith

FOR THE LEGAL EFFECT OF THE USE OF  
THIS FORM, CONSULT YOUR LAWYER

Return To: Farmers & Merchants State Bank, POB 29, Winterset, IA 50273

Preparer: Mark L. Smith, POB 230, Winterset, IA 50273, (515) 462-3731

Taxpayer: Lance and Sally Nelson, 2433 Bevington Park Road, St. Charles, IA 50240



### WARRANTY DEED - JOINT TENANCY

For the consideration of -----\$1.00----- Dollar(s) and other valuable consideration,  
Sally Ann Bell, N/K/A Sally Ann Nelson, and Lance D. Nelson, Wife and Husband

do hereby

Convey to Lance D. Nelson and Sally Ann Nelson,

as Joint

Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described real estate in  
MADISON County, Iowa:

See 1 in Addendum

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: 2/24/15

Sally Ann Nelson

Sally Ann Nelson

(Grantor)

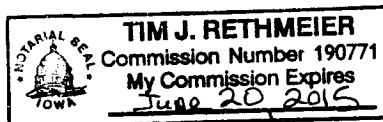
Lance D. Nelson

Lance D. Nelson

(Grantor)

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me this 24<sup>th</sup> day of February, 2015, by  
Sally Ann Nelson and Lance D. Nelson



Tim Rethmeier  
Signature of Notary Public

(This form of acknowledgment for individual grantor(s) only)

## Addendum

1. Parcel "H" located in the East Half (E 1/2) of the Northeast Quarter (NE 1/4) of Section Fourteen (14), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, containing 13.03 acres, as shown in Plat of Survey filed in Book 2008, Page 287 on January 28, 2008, in the Office of the Recorder of Madison County, Iowa.

This deed is exempt according to Iowa Code 428A.2(10).