



Document 2015 3068

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Rec Amt \$7.00 Aud Amt \$5.00

Rev Transfer Tax \$663.20

Rev Stamp# 391 DOV# 408

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

INDX ✓

ANNO

SCAN

CHEK

Preparer & Return: PA HENRICHSEN 10430 NEW YORK AV STE B URBANDALE IA 50322
E-MAIL: pa@henrichsenlawoffice.com 515.727.5330
Address Tax Statement: Daniel Nielsen & Lonna Nielsen 2136 NORWOOD AVE WINTERSET IOWA 50273

$\frac{3}{3}$ \$415,000

WARRANTY DEED

For the consideration of Ten Dollars (\$10.00) and other valuable consideration, JEANNE M HENRICHSEN, a single person do/does hereby Convey to DANIEL J NIELSEN and LONNA J NIELSEN, *as joint tenants with full rights of survivorship and not as tenants in common*, the following described real estate in Madison County, Iowa:

Parcel "B" located in the Southwest Quarter (1/4) of the Northeast Quarter (1/4) of Section Thirty-two (32), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, containing 16.51 acres, as shown in Plat of Survey filed in Book 2015, Page 2987, on October 9, 2015, in the Office of the Recorder of Madison County, Iowa.



The real property described above is conveyed subject to the following: All easements, all easements evidenced by use, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

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 14, 2015

Jeanne M. Henrichsen
JEANNE M HENRICHSEN

STATE OF IOWA, COUNTY OF POLK—ss:

This instrument was acknowledged before me on OCTOBER 14, 2015, by JEANNE M HENRICHSEN, a single person.

<<seal>>

[Signature]
Notary Public

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