



Document 2017 1706

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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA



WARRANTY DEED - JOINT TENANCY

Return to: Mr. & Mrs. Frederick Nordengren, 2420 Park Drive, West Des Moines, IA 50265

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

Taxpayer: Frederick R. and Joanne Nordengren, 2420 Park Dr., West Des Moines, IA 50265

For the consideration of -----\$360,000.00----- Dollar(s) and other valuable consideration, James A. Hannaford, Jr. and Shelly M. Hannaford, Husband and Wife,

do hereby Convey to
Frederick R. Nordengren and Joanne Nordengren,

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

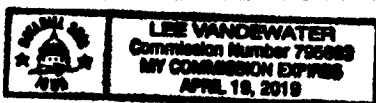
Grantors do Hereby Covenant with grantees, and successors in interest, that grantors hold the real estate by title in fee simple; that they have good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances except as may be above stated; 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 on 5-27-17

James A. Hannaford, Jr. (Grantor)

Shelly M. Hannaford (Grantor)

STATE OF IOWA, COUNTY OF Madison
This record was acknowledged before me on MAY 27, 2017, by James A.
Hannaford, Jr. and Shelly M. Hannaford



Signature of Notary Public

Addendum

1. Parcel "B", located in the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of Section One (1) and the Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4) of Section Twelve (12), all in Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., and the Southwest Quarter (SW 1/4) of the Southwest Quarter (SW 1/4) of Section Six (6), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., all in Madison County, Iowa, as shown in Plat of Survey filed in Book 3, Page 469 on June 24, 1999, in the Office of the Recorder of Madison County, Iowa.

