

FILED NO. **004422**

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2000 MAY 26 AM 11:07
11:07 am

MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA

REC. \$ 5.00
AUDS. \$ 3.00
R.M.F. \$ 1.00

COMPUTER
RECORDED
COMPANED

Preparer Information Jerrold B. Oliver, P.O. Box 230, Winterset, Iowa 50273, (515) 462-3731

Individual's Name

Street Address

City

Phone

Address Tax Statement : 2918 Millstream Ave.
Peru, IA 50222

SPACE ABOVE THIS LINE
FOR RECORDER



WARRANTY DEED - JOINT TENANCY

For the consideration of ONE
Dollar(s) and other valuable consideration,
TONY L. STEPHENSON and SUSAN R. STEPHENSON, Husband and Wife,

do hereby Convey to
EVERETT MATTHEW DECKER and BRANDY DECKER,

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

Parcel "A"-Part of the Northeast Quarter (NE $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) and part of the
Northwest Quarter (NW $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) of Section 7, Township 74 North, Range
27 West of the 5th P.M., Madison County, Iowa, lying East of the centerline of a county road and
described as follows: Beginning at the Southwest corner of said NE $\frac{1}{4}$ NE $\frac{1}{4}$; thence N88°22'48"W,
along an existing fence, 447.18 feet to said county road centerline; thence N06°57'57"E, along said
centerline, 312.50 feet; thence Northeasterly 547.79 feet along a 708.25 foot radius curve, concave
Southeasterly and having a central angle of 44°18'54"; thence Northeasterly 314.81 feet along a 599.77
foot radius curve, concave Northwesterly and having a central angle of 30°04'27"; thence S34°18'47"E,
along an existing fence 674.62 feet; thence S36°43'33"W, along an existing fence, 631.47 feet to the
point of beginning, containing 11.71 acres of land including 0.88 acres of county road right of way

The consideration for this Deed is less than \$500. Therefore, no Declaration of Value or Groundwater
Statement is required.

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.

STATE OF IOWA, ss:
MADISON COUNTY,

Dated: May 26, 2000

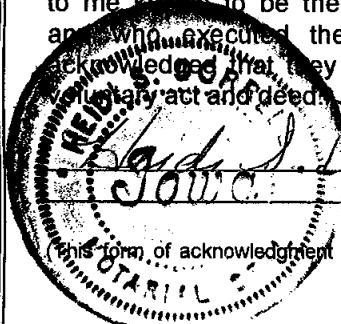
On this 26th day of May,
2000, before me, the undersigned, a Notary
Public in and for said State, personally appeared
Tony L. Stephenson and Susan R. Stephenson

Tony L. Stephenson (Grantor)

Susan R. Stephenson (Grantor)

to me known to be the identical persons named in
and who executed the foregoing instrument and
acknowledged that they executed the same as their
voluntary act and deed.

(Grantor)



Notary Public

(Grantor)

This form of acknowledgment for individual grantor(s) only