

**REAL ESTATE TRANSFER
TAX PAID 15**

STAMP #
31.20

Michelle Utzler
RECORDER
7802 Madison
DATE COUNTY

REC \$ 5⁰⁰
AUD \$ 5⁰⁰
R.M.F. \$ 1⁰⁰

COMPUTER
RECORDED
COMPARED _____

FILED NO. **003312**
BOOK 2002 PAGE 3312
2002 JUL -8 PM 2:15
(2:15 PM)
MICKI UTSLER
RECORDER
MADISON COUNTY, IOWA

Preparer Information Lawrence P. Van Werden, 200 West Jefferson Street, Osceola, (641) 342-2157

Individual's Name Street Address City Phone

✓ Address Tax Statement: Frank & Angela Stroh: 1475 NW 91st Street; Clive, Iowa 50325

SPACE ABOVE THIS LINE FOR RECORDER



#20,000.00

WARRANTY DEED - JOINT TENANCY

For the consideration of One Dollar(s) and other valuable consideration,

**J. Everett Decker and Dixie L. Decker,
husband and wife**

do hereby Convey to

**Frank D. Stroh and Angela R. Stroh,
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:

That part of the Southwest Quarter of the Southwest Quarter (SW¹/₄SW¹/₄) of Section Fifteen (15), Township Seventy-four (74) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, described as follows:

Beginning at the Northeast Corner of the Southwest Quarter of the Southwest Quarter (SW¹/₄SW¹/₄) of said Section Fifteen (15); thence on an assumed bearing of South 00°13'28" West along the Easterly line of the Southwest Quarter of the Southwest Quarter (SW¹/₄SW¹/₄) of said Section Fifteen (15) a distance of 984.00 feet to the Northeast corner of Parcel B, recorded in Farm Plat Book 3, pages 507, Madison County Recorder's Office, Madison County, Iowa; thence North 89° 48'35" West along the Northerly line of said Parcel B 442.85 feet; thence North 00°13'28" East 983.26 feet to the Northerly line of the Southwest Quarter of the Southwest Quarter (SW¹/₄SW¹/₄) of said Section Fifteen (15); thence South 89°54'18" East along said Northerly line 442.85 feet to the Northeast corner of the Southwest Quarter of the Southwest Quarter (SW¹/₄SW¹/₄) of said Section Fifteen (15) and the point of beginning.

Said tract contains 10.00 acres and is subject to a Madison County Highway Easement over the Northerly 0.31 acres thereof.

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

Dated: July 8, 2002 ~~June 18, 2002~~

ss:

Madison COUNTY,

On this 8 day of July, 2002, before me, the undersigned, a Notary Public in and for said State, personally appeared J. Everett Decker and Dixie L. Decker, husband and wife

J. Everett Decker
J. Everett Decker (Grantor)

Dixie L. Decker
Dixie L. Decker (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.

Joan Welch
Notary Public
Form of acknowledgment for individual grantor(s) only

