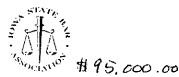
Document 2006 70

Book 2006 Page 70 Type 03 001 Pages 2 Date 1/04/2006 Time 4:07 PM Rec Amt \$12.00 Aud Amt \$5.00 Rev Transfer Tax \$151.20

Rev Stamp# 13 DOV# 11

MICHELLE UTSLER. COUNTY RECORDER MADISON 10WA

> COMPUTER RECORDED. COMMARED



WARRANTY DEED

THE IOWA STATE BAR ASSOCIATION Official Form No. 101 Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)

Jerrold B. Oliver P.O. Box 230 Winterset, IA 50273

Telephone: 515/462-3731

Taxpayer Information: (Name and complete address)

Daniel J. Stanbrough 6151 Thornton, Suite 700 Des Moines, IA 50321

Return Document To: (Name and complete address)

Jerrold B. Oliver Post Office Box 230 Winterset, IA 50273

Grantors:

Grantees:

Dean Decker Dorothy Decker

Daniel J. Stanbrough

Legal description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of NINETY-FIVE THOUSAND(\$95,000.00) Dollar(s) and other valuable consideration, Dean Decker and Dorothy Decker, Husband and Wife,	
do hereby Convey to Daniel J. Stanbrough	
the following described real estate in MAD	DISON County, lowa:
The Southeast Quarter (SE 1/4) of the Northwest Quarter (NW 1/4) of Section Seventeen (17), Township Seventy-four (74) North of Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, hereinafter called Tract One; AND, Parcel "C" located in the Northeast Quarter (NE 1/4) of the Southwest Quarter (SW 1/4) of Section Seventeen (17), Township Seventy-four (74) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, as shown in the Plat of Survey recorded on June 10, 1993 in the Madison County, Iowa Recorder's Office in Plat Rec. 2, Page 397, hereinafter called Tract Two,	
title in fee simple; that they have good and lawful aut is Free and Clear of all Liens and Encumbrances	d successors in interest, that grantors hold the real estate by thority to sell and convey the real estate; that the real estate except as may be above stated; and grantors Covenant to Il claims of all persons except as may be above stated. Each
of the undersigned hereby relinquishes all rights of estate.	dower, homestead and distributive share in and to the real gment hereof, shall be construed as in the singular or plural
number, and as masculine or feminine gender, accord	
STATE OF IOWA COUNTY OF MADISON	Dated: 12-30-25
This instrument was acknowledged before me on	Dean Decker (Grantor)
	— Wordhy Decker (Grantor)
	_
MMH Notary Public	(Grantor)
LARRY D. WATTS Commission Number 176716 My Commission Expires	(Grantor)
© The Iowa State Bar Association 2005 IOWADOCS®	101 WARRANTY DEED Revised June 2005