

THE IOWA STATE BAR ASSOCIATION
Official Form No. 101

Lawrence P. Van Werden ISBA # CK0005755

FOR THE LEGAL EFFECT OF THE USE OF
THIS FORM, CONSULT YOUR LAWYER

120,000
COMPUTER
RECORDED
INDEXED
REC \$ 5⁰⁰
AUD \$ 5⁰⁰
H.A.F. \$ 1⁰⁰

REAL ESTATE TRANSFER
TAX PAID 1
STAMP #
\$ 191.20
Michelle Utsler
RECORDER
8-3-98 Madison
DATE COUNTY

FILED NO. 571
BOOK 139 PAGE 388
98 AUG -3 PM 3:39
MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA

Preparer Information Lawrence P. Van Werden, 200 W. Jefferson Street, Osceola, (515) 342-2157
Individual's Name Street Address City Phone



WARRANTY DEED

SPACE ABOVE THIS LINE
FOR RECORDER

For the consideration of One
Dollar(s) and other valuable consideration,
JERRY EVERETT DECKER and DIXIE L. DECKER,
husband and wife,

do hereby Convey to
FREDERICK C. JAMES,

the following described real estate in Madison County, Iowa:

The South Three - fourths of the Northwest Quarter (S3/4 NW1/4) of Section
Twenty-two (22), Township Seventy-four (74) North, Range Twenty-seven (27) West
of the 5th P.M., Madison County, Iowa.

TRANSFER TAX \$191.20

This Warranty Deed is given in performance of the Real Estate Contract recorded
on July 15, 1998, in Book 139 at Page 329 of the Records of Madison County, Iowa.

The provisions of the above-referenced Contract remain applicable.

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: 7-21-98
SS:

MADISON COUNTY,
On this _____ day of _____,
19____, before me, the undersigned, a Notary
Public in and for said State, personally appeared
Jerry Everett Decker and Dixie L.
Decker, husband and wife,

Jerry Everett Decker
Jerry 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. (Grantor)

Shane K. Pasher
Notary Public (Grantor)

SHANE K. PASHER
MY COMMISSION EXPIRES
(This form is to be acknowledged by individual grantor(s) only)
RETURN TO: Lawrence Myers, 700 Walnut, Suite 1600, Des Moines, Iowa 50309-3899