

REC \$ 5.⁰⁰
AUD \$ 5.⁰⁰
R.M.F. \$ 1.⁰⁰

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FILED NO. 572
BOOK 139 PAGE 389
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Preparer Information Lawrence P. Van Werden, 200 W. Jefferson Street, Osceola, (515) 544-3444
Individual's Name Street Address City

MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA
SPACE ABOVE THIS LINE
FOR RECORDER



SPECIAL WARRANTY DEED

For the consideration of *** NO CONSIDERATION ***

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.

A tract described as commencing at a point on the west line of the Northeast Quarter (NE1/4) of Section Twenty-two (22), Township Seventy-four (74) North, Range Twenty-seven (27) West of the 5th P.M., where the eastern right-of-way line of the former Chicago & Northwestern Transportation Company (formerly Chicago Great Western Railway Company) Railroad intersects said Quarter section line; thence northeasterly along the eastern right-of-way line of said former Railroad right-of-way a distance of 645 feet, more or less, to a point 77 feet northeasterly of the northern bridge abutment of the railroad bridge spanning Clanton Creek; thence west to the western boundary of the Northeast Quarter (NE1/4) of said Section Twenty-two (22); thence south along the quarter section line to the point of commencement.

Grantors do Hereby Covenant with Grantees and successors in interest to Warrant and Defend the real estate against the lawful claims of all persons claiming by, through or under them, 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

MADISON COUNTY, ss.

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. Pashek

SHANE K. PASHEK
MY COMMISSION EXPIRES
Notary Public

(Grantor)

(This form for acknowledgment for individual grantor(s) only)
RETURN TO: Lawrence Myers, 700 Walnut, Suite 1600, Des Moines, Iowa 50309-3899