

REAL ESTATE TRANSFER
TAX \$ 22
\$ 39.20
Michelle Utzler
RECORDER
8-14-98 Madison
DATE COUNTY

COMPILED ✓
RECORDED ✓
INDEXED ✓
REC \$ 10.00
AUD \$ 5.00
TAXES 1.00

FILED NO: 815
BOOK 139 PAGE 433
98 AUG 14 PM 2:00
MICHELLE UTZLER
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 - JOINT TENANCY

SPACE ABOVE THIS LINE
FOR RECORDER

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
Fred Bjornson and Mary Bjornson,

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

The legal description of the real estate being conveyed by this Warranty Deed is
set out in Exhibit "A" which is attached hereto and made a part hereof by this
reference

TRANSFER TAX \$39.20

This Warranty Deed is given in performance of the Real Estate Contract recorded
on July 15, 1998, in Book 139, at Page 325 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: 7-31-98
SS: Madison COUNTY,

On this 31 day of July,
19 98, 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 (Grantor)
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

(Grantor)

(Grantor)

Michelle Utzler
Notary Public
(This form is for acknowledgment for individual grantor(s) only)

EXHIBIT "A"

Auditor's Parcel Letter - A on the Plat of Survey of the Southeast Quarter of the Southwest Quarter (SE $\frac{1}{4}$ SW $\frac{1}{4}$) of Section Fifteen (15), Township Seventy-four (74) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, recorded on May 28, 1998, in Book 3 at Page 256 as Document Number 4953 of the Survey Records of Madison County, Iowa.

ALSO DESCRIBED AS:

That part of the Southeast Quarter of the Southwest Quarter (SE $\frac{1}{4}$ SW $\frac{1}{4}$) 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 southeast corner of the Southeast Quarter of the Southwest Quarter (SE $\frac{1}{4}$ SW $\frac{1}{4}$) of said Section Fifteen (15); thence on an assumed bearing North 89°48'34" West along the south line of the SE $\frac{1}{4}$ SW $\frac{1}{4}$ of said Section 15, a distance of 1,297.37 feet to the southwest corner of the SE $\frac{1}{4}$ SW $\frac{1}{4}$ of said Section 15; thence North 00°13'28" East along the West line of the SE $\frac{1}{4}$ SW $\frac{1}{4}$ of said Section 15, a distance of 1,312.43 feet to the centerline of a Madison County highway; thence South 85°47'49" East along said Highway centerline, 190.28 feet; thence southeasterly 231.87 feet along said Highway centerline and a tangential curve concave southwesterly, said curve has a radius of 286.48 feet, a central angle of 46°22'25", a chord 225.59 feet in length bearing South 62°36'37" East; thence South 39°25'24" East along said Highway centerline 283.56 feet; thence southeasterly 256.14 feet along said Highway centerline and a tangential curve concave northeasterly, said curve having a radius of 572.96 feet, a central angle of 25°36'51", and a chord 254.01 feet in length bearing South 52°13'49" East thence South 65°02'15" East along said Highway centerline 465.98 feet; thence southeasterly 205.03 feet along said Highway centerline and a tangential curve concave southwesterly to the east line of the SE $\frac{1}{4}$ SW $\frac{1}{4}$ of said Section 15, said curve having a radius of 179.05 feet, a central angle of 65°36'39", and a chord of 194.01 feet in length bearing South 32°13'55" East; thence South 00°34'24" West along said east line and said Highway centerline, 463.64 feet to the southeast corner of the SE $\frac{1}{4}$ SW $\frac{1}{4}$ of said Section 15 which is the point of beginning. (This tract contains 28.56 acres, and is subject to a Madison County Highway Easement over the northerly, northeasterly, and easterly 1.57 acres thereof.)