

THE IOWA STATE BAR ASSOCIATION
Official Form No. 101

ISBA #

FOR THE LEGAL EFFECT OF THE USE OF
THIS FORM, CONSU

32,000

REAL ESTATE TRANSFER
TAX PAID 37
STAMP
\$ 50 40
Michelle W. Stater
RECORDER
11-30-99 Madison
DATE COUNTY

FILED NO. 002094

BOOK 142 PAGE 120

1999 NOV 30 PM 4:0

REC \$ 5.00
AUD \$ 10.00
R.M.F. \$ 1.00

RECORDED
MADISON COUNTY, IOWA

Preparer Information: Lawrence E. Myers, 700 Walnut Street, Suite 1600, Des Moines, Iowa 50309-3899 515-283-3132



WARRANTY DEED

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 FREDERICK C. JAMES,

the following described real estate in Madison County, Iowa:

That part of the SW1/4SW1/4 of Section 15, and that part of the NW1/4NW1/4 of Section 22, all in Township 74 North, Range 27 West of the 5th P.M., Madison County, Iowa, described as follows:

Beginning at the Southwest Corner of the SW1/4 of said Section 15; thence on an assumed bearing of N00°13'05"E along the West line of the SW1/4SW1/4 of said Section 15 a distance of 336.58 feet; thence S89°48'35"E 1319.65 feet to the East line of said SW1/4SW1/4; thence S00°13'28"W along said East line 336.58 feet to the Southeast Corner of said SW1/4SW1/4; thence S00°22'20"W along the East line of the N1/2NW1/4NW1/4 of said Section 22 a distance of 649.14 feet to the Southeast Corner of said N1/2NW1/4NW1/4; thence S89°47'50"W along the South line of said N1/2 1318.84 feet to the Southwest Corner of said N1/2NW1/4NW1/4; thence N00°13'05"E along the West line of said N1/2 658.19 feet to the Southwest Corner of the SW1/4 of said Section 15 and the point of beginning,

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: November 29, 1999

On this day of November 1999, 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 and deed.

Shane K. Pashek Notary Public (Grantor)

(This form of acknowledgment for individual grantor(s) only)

SHANE K. PASHEK
MY COMMISSION EXPIRES
1-10-02