

REAL ESTATE TRANSFER
TAX PAID 19
STAMP #
6320
Michelle Utzler
RECORDER
2-21-96 Madison
DATE COUNTY

COMPUTER
RECORDED
COMPARED

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

FILED NO. 2252
BOOK 135 PAGE 774
96 FEB 21 AM 10:57
MICHELLE J. UTZLER
RECORDER
MADISON COUNTY, IOWA



SPACE ABOVE THIS LINE
FOR RECORDER

WARRANTY DEED

For the consideration of One and no/100-----
Dollar(s) and other valuable consideration, _____
Elmer Decker and Grace Decker,
_____ husband and wife,
do hereby Convey to Jerry Everett Decker and Dixie L. Decker, husband and
wife, as Joint Tenants with full right of ownership in the survivor,
and not as Tenants in Common,
the following described real estate in Madison County, Iowa:

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

Transfer Tax
\$ 63.20

This deed is given in performance of the Real Estate Contract dated September 17, 1990 and recorded January 9, 1991 in Book 128 at Page 356 of the Miscellaneous Records of Madison County, Iowa.

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 acknowledgement 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: January 9, 1990

SS:
CLARKE COUNTY,
On this 22nd day of January,
19 91, before me, the undersigned, a Notary Public
in and for said State, personally appeared _____
Elmer Decker and Grace Decker,
_____ husband and wife,

Elmer Decker
Elmer Decker (Grantor)

Grace Decker
Grace 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)

R.P. Van Werden
R.P. Van Werden Notary Public

(Grantor)

(This form of acknowledgment is for Iowa Van Werden only)



EXHIBIT "A"

The North One-half of the Southwest Quarter (N $\frac{1}{2}$ 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.

AND

All that part of the North Half of the Southeast Quarter of the Southwest Quarter (N $\frac{1}{2}$ SE $\frac{1}{4}$ SW $\frac{1}{4}$) lying Northerly and Easterly of the center line of the county public roadway, in Section Fifteen (15), Township Seventy-four (74) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa.

AND

The Northwest Quarter of the Southeast Quarter (NW $\frac{1}{4}$ SE $\frac{1}{4}$) of Section Fifteen (15), Township Seventy-four (74) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa.

AND

The Northeast Quarter of the Southeast Quarter (NE $\frac{1}{4}$ SE $\frac{1}{4}$) of Section Fifteen (15), Township Seventy-four (74) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa EXCEPT the following portion thereof:

Commencing at the Northeast corner of said NE $\frac{1}{4}$ SE $\frac{1}{4}$, thence South 80 rods, thence West to the Eastern right-of-way line of the former Chicago, St. Paul & Kansas City Railway Company right-of-way, thence Northerly along said right-of-way line to the North line of said NE $\frac{1}{4}$ SE $\frac{1}{4}$, thence East along the Northern boundary of the NE $\frac{1}{4}$ SE $\frac{1}{4}$ to the point of beginning.

E.D.
E.D.

J.E.D.
J.E.D.

G.D.
G.D.

D.L.D.
D.L.D.