

FILE NO. 2281
RECORDING FEE \$ 10.00

FILED FOR RECORD THE 28 DAY OF
February, 19 97 AT 9:14

STATE OF IOWA, Madison COUNTY:
Michelle Utsler

TRANSFER FEE \$ 5.00
RM Fee \$ 1.00

O'CLOCK A. M. BOOK 137 PAGE 280

RECORDER
BY Betty M. Niblo DEPUTY

COMPUTER
RECORDED
COMPARED

WARRANTY DEED

FOR VALUE RECEIVED, James Elmer Decker a/k/a J. Elmer Decker a/k/a Elmer Decker and M. Grace Decker a/k/a Grace Decker, husband and wife, do hereby CONVEY unto Jerry Everett Decker and Dixie L. Decker, as joint tenants with full right of ownership in the survivor and not as tenants in common, the following real estate:

The South Three-fourths of the Northwest Quarter (S 3/4 NW 1/4) of Section Twenty-two (22), Township Seventy-four (74) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa

and

A tract of land described as commencing at a point on the West line of the Northeast Quarter (NE 1/4) 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 Greatwestern 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 (NE 1/4) of said Section Twenty-two (22); thence South along the quarter section line to the point of commencement.

TRANSFER TAX \$32.00

This Deed is given in full performance of the real estate contract dated May 19, 1993, recorded on May 20, 1993, in Book 131 at Page 577 of the Madison County Recorder's Office.

The Grantors do hereby covenant with the Grantees and successors in interest that the Grantors hold the real estate by title in fee simple; that they have good and lawful authority to sell and convey the same; that the premises are free and clear of all liens and encumbrances whatsoever except as may be stated above; and the Grantors covenant to warrant and defend the premises against the lawful claims of all persons whomsoever, except as may be above stated.

Each of the undersigned hereby relinquishes all rights of dower, homestead and distributive share in and to the above described premises.

Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine, feminine or neuter gender, according to the context.

IN WITNESS WHEREOF, we have subscribed our names on this 19th day of May, 1993.

James Elmer Decker
James Elmer Decker

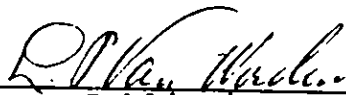
M. Grace Decker
M. Grace Decker

REAL ESTATE TRANSFER
TAX PAID 19
STAMP
\$32.00
Michelle Utsler
RECORDER
1-28-97 Madison
DATE COUNTY

CERTIFICATE OF ACKNOWLEDGMENT

STATE OF IOWA, CLARKE COUNTY, SS:

On this 19 day of May, 1993, before me, a Notary Public in and for said County and State, personally appeared James Elmer Decker a/k/a J. Elmer Decker a/k/a Elmer Decker and M. Grace Decker a/k/a Grace Decker, to me known to be the identical persons named in and who executed the same as their voluntary act and deed.



Notary Public in and for the
State of Iowa
L. P. Van Werden

