

70,000

REAL ESTATE TRANSFER TAX PAID
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STAMP
\$ 111.20
Michelle Utsler
RECORDER
11-19-96 Madison
DATE COUNTY

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

DEED RECORD 135

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FILED NO. 1384

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MICHELLE UTSLER
 RECORDER
 MADISON COUNTY, IOWA

Reynoldson, Van Werden, Lloyd & Reynoldson, L.L.P., P.O. Box 199, Osceola, Iowa 50213 1-515-342-2157

WARRANTY DEED

IN CONSIDERATION OF One Dollar and Other Valuable Consideration,

JERRY EVERETT DECKER and DIXIE L. DECKER,

husband and wife,

do hereby CONVEY unto

DENNIS W. KELLY and CHRISTINA L. KELLY,

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 located in Madison County, Iowa:

The North One-half of the Southwest Quarter (N $\frac{1}{2}$ SW $\frac{1}{4}$), and the Northwest Quarter of the Southeast Quarter (NW $\frac{1}{4}$ SE $\frac{1}{4}$), and that part of the North One-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 centerline of the County public roadway; all in Section Fifteen (15), Township Seventy-four (74) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa.

This Warranty Deed is given in performance of a Real Estate Contract by and between the Grantors and Grantees, dated March 30, 1996, and recorded in Book 136 at Page 129 of the Deed Records of Madison County, Iowa.

TRANSFER TAX \$111.20

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 14th day of November, 1996.

Jerry Everett Decker

 Jerry Everett Decker

Dixie L. Decker

 Dixie L. Decker

CERTIFICATE OF ACKNOWLEDGMENT

STATE OF IOWA, CLARKE COUNTY, SS:

L.P.V.W.
 On this 15th day of November, 1996, before me, the undersigned, a Notary Public in and for the said State, personally appeared Jerry Everett Decker and Dixie L. Decker, husband and wife, to me known to be the persons named in and who executed the foregoing instrument, and acknowledged that they executed the same as their voluntary act and deed.

L.P. Van Werden

 Notary Public in and for said State

