



Document 2011 1697

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Rec Amt \$14.00 Aud Amt \$5.00

Rev Transfer Tax \$225.60

Rev Stamp# 193 DOV# 205

LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

INDX ✓

ANNO

SCAN

CHEK



\$141,120

### WARRANTY DEED

(Joint Tenancy)

THE IOWA STATE BAR ASSOCIATION

Official Form #103

Recorder's Cover Sheet

#### Preparer Information: (Name, address and phone number)

Jane E. Rosien, 223 E. Court Avenue, P.O. Box 67, Winterset, IA 50273, Phone: (515) 462-4912

#### Taxpayer Information: (Name and complete address)

Jesse J. Decker and Virginia S. Decker, 2024 330th Street, Lorimor, IA 50149

#### Return Document To: (Name and complete address)

Jane E. Rosien, 223 E. Court Avenue, P.O. Box 67, Winterset, IA 50273, Phone: (515) 462-4912

#### Grantors:

Daniel K. McGhee

#### Grantees:

Jesse J. Decker

Virginia S. Decker

Legal description: See Page 2

Document or instrument number of previously recorded documents: N/A



### WARRANTY DEED - JOINT TENANCY

For the consideration of \$141,120.00----- Dollar(s) and other valuable consideration,  
Daniel K. McGhee, a Single Person,

do hereby Convey to  
Jesse J. Decker and Virginia S. Decker,

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

The Southwest Quarter (SW¼) of the Southeast Quarter (SE ¼), and the Southeast Quarter (SE¼) of the Southeast Quarter (SE¼), EXCEPT Parcel "A" located in the Southeast Quarter (¼) of the Southeast Quarter (¼) as described in the Plat of Survey dated April 4, 2001, and filed April 10, 2001, in Book 2001, Page 1407 of the Madison County, Iowa, Recorder's Office, AND EXCEPT the railroad right-of-way; AND the Southeast Quarter (SE¼) of the Southwest Quarter (SW¼), EXCEPT that part conveyed for highway purposes, AND EXCEPT Parcel "D", containing 3.85 acres, as shown in Plat of Survey filed in Book 2011, Page 1373 on May 27, 2011, in the Office of the Recorder of Madison County, Iowa, ALL in Section Thirty-five (35), Township Seventy-four (74) North, Range Twenty-eight (28) West of the 5th P.M., 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 acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated: June 15 , 2011

Daniel K. McGhee  
Daniel K. McGhee (Grantor)

\_\_\_\_\_  
(Grantor)

\_\_\_\_\_  
(Grantor)

\_\_\_\_\_  
(Grantor)

STATE OF IOWA, COUNTY OF MADISON

This instrument was acknowledged before me on June 15 , 2011, by Daniel K. McGhee

Cheyenne Johnston  
, Notary Public

