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LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA



# 300000.00

**WARRANTY DEED**  
**(Joint Tenancy)**  
THE IOWA STATE BAR ASSOCIATION  
Official Form #103  
**Recorder's Cover Sheet**

1/2

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

William E. Bump, 211 SW 7th St., Box 366, Stuart, IA 50250, Phone: (515) 523-2843

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

Mark K. and Stacy A. Marean, 520 W. Fremont, Winterset, Iowa 50273

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

William E. Bump, 211 SW 7th St., Box 366, Stuart, IA 50250

**Grantors:**

Hubert Dale Decker  
Phyllis K. Decker

**Grantees:**

Mark K. Marean  
Stacy A. Marean

**Legal description:** See Page 2

**Document or instrument number of previously recorded documents:**



### WARRANTY DEED - JOINT TENANCY

For the consideration of One Dollar(s) and other valuable consideration,  
Hubert Dale Decker and Phyllis K. Decker, husband and wife,

Mark K. Marean and Stacy A. Marean, husband and wife,

do hereby Convey to \_\_\_\_\_ as  
Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described real  
estate in Madison County, Iowa:

A parcel of land in the West Half (W $\frac{1}{2}$ ) of the Northeast Quarter (NE $\frac{1}{4}$ ) of Section Thirty-two (32),  
Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., Madison County,  
Iowa, containing 40.000 acres, more or less, as shown in the Farm Plat filed in Book 1, Page 278, filed  
October 19, 1982, in the Office of the Recorder of Madison County, Iowa, subject to and together with  
any and all easements, restrictions or covenants apparent or of record, and specifically subject to  
reservations contained in Warranty Deed filed october 19, 1949 in Book 84, Page 314.



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: April 17, 2012

Hubert Dale Decker  
Hubert Dale Decker (Grantor)

Phyllis K. Decker  
Phyllis K. Decker (Grantor)

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

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

STATE OF IOWA, COUNTY OF Adair

This instrument was acknowledged before me on April 17<sup>th</sup>, 2012, by Hubert Dale  
Decker and Phyllis K. Decker, husband and wife,

William E. Bump  
Notary Public

