



Document 2012 2191

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Date 7/27/2012 Time 10:26 AM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$345.60

Rev Stamp# 221 DOV# 238

INDX ✓

ANNO

SCAN

LISA SMITH, COUNTY RECORDER

MADISON COUNTY IOWA

CHEK



**WARRANTY DEED**

THE IOWA STATE BAR ASSOCIATION

Official Form #101

Recorder's Cover Sheet

# 214,500.00

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

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

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

Lynne M. Grossman, Trustee of the Lynne M. Grossman Living Trust, 31166 Vintage Pt., Waukee, IA 50263

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

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

**Grantors:**

Jesse J. Decker  
Virginia S. Decker

**Grantees:**

Lynne M. Grossman, Trustee of the  
Lynne M. Grossman Living Trust dated  
December 27, 2011

**Legal description:** See Page 2

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



### WARRANTY DEED

For the consideration of \$216,500.00 Dollar(s) and other valuable consideration,  
Jesse J. Decker and Virginia S. Decker, Husband and Wife,

do hereby Convey to  
Lynne M. Grossman, Trustee of the Lynne M. Grossman Living Trust dated December 27, 2011,

the  
following described real estate in Madison County, Iowa:

The Southwest Quarter (SW $\frac{1}{4}$ ) of the Southeast Quarter (SE $\frac{1}{4}$ ), and the Southeast Quarter (SE $\frac{1}{4}$ ) of the Southeast Quarter (SE $\frac{1}{4}$ ), EXCEPT Parcel "A" located in the Southeast Quarter (SE $\frac{1}{4}$ ) of the Southeast Quarter (SE $\frac{1}{4}$ ) containing 27.001 Acres, as shown in Plat of Survey filed in Book 2001, Page 1407 on April 10, 2001, in the Office of the Recorder of Madison County, Iowa; AND EXCEPT the railroad right-of-way; AND the Southeast Quarter (SE $\frac{1}{4}$ ) of the Southwest Quarter (SW $\frac{1}{4}$ ), 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.

MCA

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: July 23, 2012

Jesse J. Decker  
Jesse J. Decker (Grantor)

Virginia S. Decker  
Virginia S. Decker (Grantor)

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

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

STATE OF IOWA, COUNTY OF MADISON  
This instrument was acknowledged before me on July 23, 2012, by Jesse J. Decker and Virginia S. Decker

Cheyenne Johnston  
, Notary Public

