



Document 2013 2562

Book 2013 Page 2562 Type 03 001 Pages 2
Date 8/29/2013 Time 1:02 PM
Rec Amt \$12.00 Aud Amt \$10.00
Rev Transfer Tax \$87.20
Rev Stamp# 254

INDX ✓
ANNO ✓
SCAN

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

©THE IOWA STATE BAR ASSOCIATION
Official Form No. 103 - May 2006

Todd G. Nielsen

FOR THE LEGAL EFFECT OF THE USE OF
THIS FORM, CONSULT YOUR LAWYER.

Return To: James D. and Karen L. Decker, 2089 330th Street, Lorrimer, IA 50149

Preparer: Todd G. Nielsen, 211 North Maple Street, Creston, IA 50801, (641) 782-7007

Taxpayer: James D. and Karen L. Decker, 2089 330th Street, Lorrimer, IA 50149



WARRANTY DEED - JOINT TENANCY

For the consideration of One (\$1.00) Dollar(s) and other valuable consideration,
Shirlee Ann Killpatrick, f/k/a Shirley Ann Siddens, f/k/a Shirley Ann Jackson, and Larry Kilpatrick,
wife and husband, do hereby
Convey to James D. Decker and Karen L. Decker, husband and wife,

as Joint
Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described real estate in
Madison County, Iowa:
See 1 in Addendum

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.

Shirlee Ann Killpatrick (Grantor)

Dated: 6/25/10

Larry Kilpatrick (Grantor)

STATE OF IOWA, COUNTY OF UNION
This instrument was acknowledged before me on June 25, 2010, by Shirlee Ann Killpatrick,
f/k/a Shirley Ann Siddens, f/k/a Shirley Ann Jackson, and Larry Kilpatrick, wife and husband,

Mary E. Seales, Notary Public



Addendum

1. The Southwest Quarter (SW $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$) and the North eight acres (8A) of the Northwest Quarter (NW $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) of Section Twenty-six (26), the East Half (E $\frac{1}{2}$) of the Southeast Quarter (SE $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$), the Northeast Quarter (NE $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$), and all that part of the East Half (E $\frac{1}{2}$) of the Southeast Quarter (SE $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) lying and being North of the Public Highway as now located, all in Section Twenty-seven (27), all in Township Seventy-four (74) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa.

This deed is given and accepted in complete fulfillment of the contract for the sale of the above described property dated December 16, 2009, and filed for record on January 11, 2010, in the office of the Madison County, Iowa, recorder in Book 2010 at Page 74.