



Document 2017 1375

Book 2017 Page 1375 Type 03 001 Pages 1  
 Date 5/03/2017 Time 10:58:57AM  
 Rec Amt \$7.00 Aud Amt \$5.00 INDX  
 Rev Transfer Tax \$431.20 ANNO  
 Rev Stamp# 178 DOV# 180 SCAN  
 LISA SMITH, COUNTY RECORDER CHEK  
 MADISON COUNTY IOWA



### WARRANTY DEED


LHC 34375

Return to: Madison County Realty, 65 Jefferson, Winterset, IA 50273  
 Preparer: Mark L. Smith, POB 230, Winterset, IA 50273, Phone: (515) 462-3731  
 Taxpayer: Joshua C. Abel & Joedy K. Wynn, 2024 - 330th, Lorimor, IA 50149

For the consideration of -----\$270,000.00----- Dollar(s) and other valuable consideration, Jesse J. Decker and Virginia Decker, Husband and Wife,

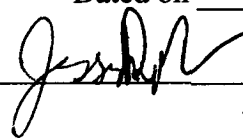
Krings, husband and wife, do hereby Convey to Joshua C. Abel and Brooklyn D. ~~Abel & Krings, husband and wife,~~ and Joedy K. Wynn, ~~husband and wife,~~


~~joint tenants with full rights of survivorship~~ the following described real estate in Madison County, Iowa: The East 550 feet of the Northwest Quarter (NW 1/4) of the Southwest Quarter (SW 1/4) of Section Thirty-five (35), Township Seventy-four (74) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, EXCEPT that part conveyed to the State of Iowa for Highway Purposes in Warranty Deed filed on August 29, 1974 in Book 104, Page 182 of the records of the Recorder of Madison County, Iowa.

\*a married person, as joint tenants with full rights of survivorship and not as tenants in common, 

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.

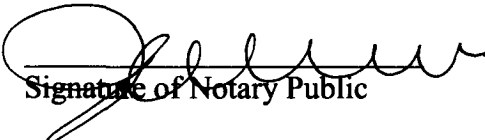
Dated on April 27, 2017

  
 \_\_\_\_\_  
 Jesse J. Decker (Grantor)

  
 \_\_\_\_\_  
 Virginia Decker (Grantor)

STATE OF IOWA, COUNTY OF MADISON  
 This record was acknowledged before me on 4/27/17, by Jesse J. Decker and Virginia Decker

 JENNIFER STOVER  
 Commission No. 729109  
 My Commission Exp. 6/22/19

  
 \_\_\_\_\_  
 Signature of Notary Public