

BK: 2017 PG: 1720  
Recorded: 6/2/2017 at 2:01:04.0 PM  
Fee Amount: \$17.00  
Revenue Tax: \$79.20  
LISA SMITH RECORDER  
Madison County, Iowa

Prepared by/Return to: Kathleen Law, 700 Walnut, Suite 1600, Des Moines, IA 50309; (515) 283-3116  
Address Tax Statement: Frederick C. James, 685 Foster Drive, Des Moines, IA 50312

### WARRANTY DEED

For the consideration of ONE Dollar(s) and other valuable consideration, J. Everett Decker and Dixie L. Decker, husband and wife, do hereby Convey to Frederick C. James the following described real estate in MADISON County, Iowa:

Lot 2 in Everett Decker Subdivision, Madison County, Iowa.

Subject to easements, covenants, and restrictions of record.

*Property located in SW<sup>1</sup>/<sub>4</sub> SW<sup>1</sup>/<sub>4</sub> Section 15, T74N, R27W,*

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: MAY 30, 2017.

J. Everett Decker  
J. Everett Decker

Dixie L. Decker  
Dixie L. Decker

STATE OF IOWA, COUNTY OF CLARKE

This record was acknowledged before me on MAY 30, 2017 by J. Everett Decker and Dixie L. Decker, husband and wife.

STAMP



Patricia Evans-Davis  
Notary Public in and for said State