



Document 2013 674

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Rec Amt \$17.00 Aud Amt \$5.00

Rev Transfer Tax \$1,391.20

Rev Stamp# 59 DOV# 57

LISA SMITH, COUNTY RECORDER

MADISON COUNTY IOWA

INDX

ANNO

SCAN

CHEK



## WARRANTY DEED

(Joint Tenancy)

THE IOWA STATE BAR ASSOCIATION

Official Form #103

Recorder's Cover Sheet

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

John E. Casper, 223 E. Court Avenue, P.O. Box 67, Winterset, IA 50273-0067,

Phone: (515) 462-4912

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

Danny J. and Sonia B. Allen, 1966 175th Lane, Winterset, IA 50273

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

John E. Casper, 223 E. Court Avenue, P.O. Box 67, Winterset, IA 50273-0067

**Grantors:**

Albert Dean Decker

Dorothy L. Decker

**Grantees:**

Danny J. Allen

Sonia B. Allen

**Legal description:** See Page 2

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



## WARRANTY DEED - JOINT TENANCY

For the consideration of \$870,000.00----- Dollar(s) and other valuable consideration,  
Albert Dean Decker and Dorothy L. Decker, Husband and Wife,

do hereby Convey to  
Danny J. Allen and Sonia B. Allen, 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 Exhibit "A" attached hereto and incorporated herein.

The parties agree the provisions of paragraph 23 of the Real Estate Contract, dated February 21, 2013,  
shall survive the closing of this transaction.

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: February 21, 2013

Albert Dean Decker  
Albert Dean Decker (Grantor)

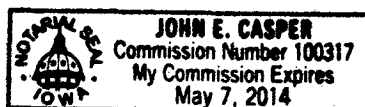
Dorothy L. Decker  
Dorothy L. Decker (Grantor)

(Grantor)

(Grantor)

STATE OF IOWA COUNTY OF MADISON

This instrument was acknowledged before me on February 21, 2013, by Albert Dean  
Decker and Dorothy L. Decker



John E. Casper  
Notary Public

## **EXHIBIT "A"**

The South Half ( $\frac{1}{2}$ ) of the Northeast Quarter ( $\frac{1}{4}$ ), and the North Half ( $\frac{1}{2}$ ) of the Southeast Quarter ( $\frac{1}{4}$ ) of Section Five (5), Township Seventy-four (74) North, Range Twenty-seven (27) West of the 5<sup>th</sup> P.M., Madison County, Iowa, **EXCEPT** Parcel "F" located in the Northeast Quarter ( $\frac{1}{4}$ ) of the Southeast Quarter ( $\frac{1}{4}$ ) of said Section Five (5), containing 10.95 acres, as shown in Plat of Survey filed in Book 2013, Page 465 on February 12, 2013, in the Office of the Recorder of Madison County, Iowa.