



Document 2016 3895

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 Rec Amt \$7.00 Aud Amt \$5.00
 Rev Transfer Tax \$239.20
 Rev Stamp# 514 DOV# 514

INDX
 ANNO
 SCAN
 CHECK

LISA SMITH, COUNTY RECORDER
 MADISON COUNTY IOWA



WARRANTY DEED - JOINT TENANCY

Return to: Jane E. Rosien, 223 E. Court Avenue, P.O. Box 67, Winterset, IA 50273-0067

Preparer: Jane E. Rosien, 223 E. Court Avenue, P.O. Box 67, Winterset, IA 50273-0067, (515) 462-4912

Taxpayer: Matthew Harper and Shannon Harper, 2139 Quail Avenue, Afton, IA 50830

For the consideration of \$150,000.00 Dollar(s) and other valuable consideration, Jesse J. Decker and Virginia S. Ayers, n/k/a Virginia S. Decker, Husband and Wife,

do hereby Convey to
Matthew Harper and Shannon Harper,

as Joint Tenants
with Full Rights of Survivorship, and not as Tenants in Common, the following described real estate in
Madison County, Iowa: The Southeast Quarter (¼) of the Northeast Quarter (¼) of Section
Thirty-four (34), in Township Seventy-four (74) North, Range Twenty-eight (28) West of the 5th P.M.,
Madison County, Iowa.

Wherever in the chain of title to such property the names Virginia S. Ayers and Virginia S. Decker appear, they refer to one and the same person who is Virginia S. Decker.

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 December 16, 2016

Jesse J. Decker
Jesse J. Decker (Grantor)

Virginia S. Decker
Virginia S. Decker (Grantor)

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on December 16, 2016, by Jesse J. Decker
and Virginia S. Decker

Jane E. Rosien
 Signature of Notary Public

