

**REAL ESTATE TRANSFER
TAX PAID 48**

STAMP #
\$ 55.20

Michelle Utaler
RECORDER

5-31-00 *Madison*
DATE COUNTY

RECS **10⁰⁰**

AUDS **5⁰⁰**

G.M.F.S. **1⁰⁰**

COMPUTER

RECORDED

COMPARED _____

FILED NO. **004495**

BOOK **142**, PAGE **581**

2000 MAY 31 PM 2:48

2:48 PM
MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA

Preparer Information **Lewis H. Jordan, P.O. Box 230, Winterset, (515) 462-3731**

Individual's Name Street Address City Phone



Address Tax Statement: **Larry Watts, P.O. Box 336, Winterset, IA 50273**

SPACE ABOVE THIS LINE
FOR RECORDER

WARRANTY DEED

For the consideration of **THIRTY-FIVE THOUSAND and no/100-----(\$35,000.00)---**
Dollar(s) and other valuable consideration,
Marvin D. Cox, Single

do hereby Convey to
Larry Watts

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.

STATE OF **IOWA**

Dated: **May 17, 2000**

MADISON COUNTY, SS:

On this **17th** day of **May, 2000**, before me, the undersigned, a Notary Public in and for said State, personally appeared **Marvin D. Cox**

Marvin D. Cox
Marvin D. Cox (Grantor)

(Grantor)

to me known to be the identical persons named in and who executed the foregoing instrument and acknowledged that they executed the same as their voluntary act and deed.

(Grantor)

Laurence C. Watts

March 29, 2007 Notary Public (Grantor)

(This form of acknowledgment for individual grantor(s) only)

Addendum

1. That part of the Southeast Quarter of Section 3, Township 76 North, Range 27 West of the Fifth Principal Meridian, Madison County, Iowa, described as follows:

Commencing at the Southeast corner of the Southwest Quarter of the Southeast Quarter of said Section 3; thence on an assumed bearing of North 90 degrees 00 minutes 00 seconds West along the south line of the Southwest Quarter of the Southeast Quarter of said Section 3 a distance of 102.01 feet to the southeasterly corner of Parcel K, recorded in Farm Plat Book 3, pages 337 and 338, Madison County Recorder's Office, Madison County, Iowa; thence North 22 degrees 18 minutes 00 seconds West along the easterly line of said Parcel K 701.79 feet; thence North 13 degrees 22 minutes 36 seconds East along said easterly line 355.22 feet to the northeasterly center of said Parcel K and the point of beginning; thence North 74 degrees 17 minutes 04 seconds West along the northerly line of said parcel K 309.01 feet to the northeasterly corner of Parcel J, recorded in Farm Plat Book 3, pages 337 and 338, Madison County Recorder's Office, Madison County, Iowa; thence North 89 degrees 46 minutes 20 seconds West along the northerly line of said Parcel J 62.86 feet; thence North 22 degrees 25 minutes 10 seconds West 158.69 feet; thence North 78 degrees 59 minutes 01 seconds East 531.18 feet to the westerly line of parcel V, recorded in Farm Plat Book 3, pages 314 and 315, Madison County Recorder's Office, Madison County, Iowa; thence southeasterly 177.08 feet along the said westerly line and a non tangential curve concave to the northeast and having a radius of 235.00 feet, a central angle of 43 degrees 10 minutes 29 seconds, and a chord 172.92 feet in length bearing of South 49 degrees 50 minutes 57 seconds East; thence South 18 degrees 33 minutes 57 seconds West along said westerly line 25.00 feet; thence South 71 degrees 26 minutes 08 seconds East along said westerly line 254.10 feet; thence South 60 degrees 08 minutes 49 seconds West 183.07 feet; thence South 85 degrees 21 minutes 26 seconds West along said northerly line 307.87 feet to the northeasterly corner of said Parcel K and the point of beginning; Said tract contains 4.02 acres