

\$ 339,900.00

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FILED NO. _____

BOOK 142 PAGE 777

2000 JUL 28 AM 10:25

MICKI UTSLER
RECORDER
MADISON COUNTY, IOWA

When recorded return to:
First Realty BH&G
3501 Westown Pkway
WDM, Iowa 50266

RECS 10⁰⁰
AUD \$ 5⁰⁰
P.M.F. \$ 7⁰⁰

COMPUTER
RECORDED
COMPARED _____

Prepared by: Approved Attorney Title & Closing Company, One Town Center, Cheshire, CT

SPACE ABOVE THIS LINE FOR RECORDER

Address Tax Statements To: ^{Gregory Criswell} 1655 McBride, Van Meter, Iowa 50261

WARRANTY DEED

For the consideration of One and No/100,

HANS C. COOPER and SHERRY L. COOPER, husband and wife, do hereby Convey to Gregory Criswell and Trisha Criswell, husband and wife as joint tenants with full rights of survivorship and not as tenants in common.

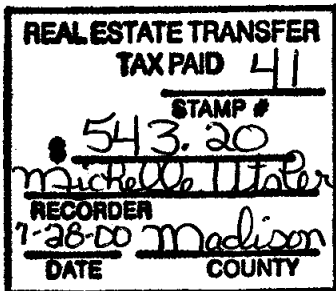
the following described real estate in Madison County, Iowa:

See attached Exhibit "A"

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: 7-17-00



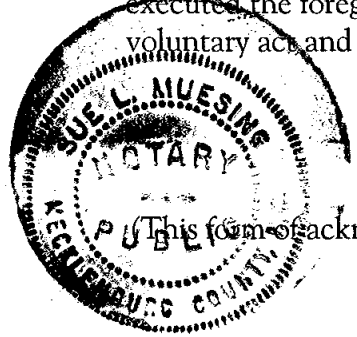
* [Signature]
HANS C. COOPER

* [Signature]
SHERRY L. COOPER

STATE OF North Carolina) SS.
COUNTY OF Berncombe

On this 17th day of July, 2000, before me, the undersigned, a Notary Public in and for said State, personally appeared HANS C. COOPER and SHERRY L. COOPER, husband and wife, 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.

[Signature]
Notary Public Sue L. Muesing Commission Expires: 5-4-2001



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

Exhibit "A"

Parcel "E" described as that part of Parcel "A" located in the Southwest Quarter (1/4) of the Northwest Quarter (1/4) and the Northwest Quarter (1/4) of the Southwest Quarter (1/4) of Section Three (3), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, described as follows: Commencing at the Southwest corner of the Northwest Quarter (1/4) of said Section Three (3); thence on an assumed bearing of South 89 degrees 51 minutes 52 seconds East along the South line of said Parcel "A" and the South line of the Southwest Quarter (1/4) of the Northwest Quarter (1/4) of said Section Three (3) a distance of 611.02 feet to the point of beginning; thence North 50 degrees 53 minutes 47 seconds West 79.27 feet; thence North 00 degrees 00 minutes 00 seconds West 980.79 feet to the North line of said Parcel "A"; thence South 88 degrees 42 minutes 00 seconds East along said North line a distance of 506.59 feet to the West line of said Parcel "A"; thence South 00 degrees 00 minutes 00 seconds East along said West line a distance of 1020.35 feet to the South line of the Southwest Quarter (1/4) of the Northwest Quarter (1/4) of said Section Three (3); thence South 00 degrees 00 minutes 00 seconds East 11.10 feet to the South line of said Parcel "A" and the centerline of a Madison County Highway; thence North 89 degrees 45 minutes 16 seconds West along said South line and centerline a distance of 349.47 feet; thence North 83 degrees 38 minutes 04 seconds West 96.07 feet to the South line of the Southwest Quarter (1/4) of the Northwest Quarter (1/4) of said Section Three (3) and the point of beginning. Said tract contains 11.99 acres and is subject to Madison County Highway Easement over the southerly 0.31 acres thereof.

