

Book 2004 Page 2591 Type 03 01 Pages 1
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Rec Amt \$11.00 Aud Amt \$5.00
Rev Transfer Tax \$240.80
Rev Stamp# 120 DOV# 230

MICHELLE "MICKI" UTSLER, COUNTY RECORDER
MADISON IOWA

ENTERED FOR TAXATION
THIS 4 DAY OF June 2004
John Walsh
Debby Corleum
DEPUTY ASSISTANT

COMPUTER
RECORDED
COMPARED

Preparer Information Lewis H. Jordan, P.O. Box 230, Winterset, IA 50273, (515) 462-3731
Individual's Name Street Address City Phone

Address Tax Statement: Marvin D. Cox, 2525 Cumming Road, Winterset, IA 50273

SPACE ABOVE THIS LINE FOR RECORDER



WARRANTY DEED

For the consideration of _____ (150,752.50) _____
Dollar(s) and other valuable consideration,
Daniel R. Waltz and Utonda J. Waltz, Husband and Wife,

do hereby Convey to
Marvin D. Cox

the following described real estate in Madison County, Iowa:

The Southwest Quarter (SW 1/4) of the Southwest Quarter (SW 1/4) of Section Twenty-eight (28), Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa;

AND,

The North Half (N 1/2) of the Northeast Quarter (NE 1/4) and the North Half (N 1/2) of the South Half (S 1/2) of the Northeast Quarter (NE 1/4) of Section Twenty-eight (28) in Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, EXCEPT a parcel of land described as commencing at the East Quarter corner of said Section Twenty-eight (28); thence N 0°00' along the east line of the Northeast Quarter (NE 1/4) of said Section Twenty-eight (28) 651.9 feet to the point of beginning; thence continuing N 0°00' 547.5 feet; thence S 88°52' W 364.2 feet; thence N 42°29' W 609.9 feet; thence N 78°57' W 86.1 feet; thence S 42°50' W 419.3 feet; thence S 29°12' W 791.7 feet to the south line of the North Half (N 1/2) of the South Half (S 1/2) of the Northeast Quarter (NE 1/4) of said Section Twenty-eight (28); thence S 89°42' E 1,532.3 feet to the point of beginning and containing 22.2990 acres, including 0.4313 acres of County Road Right-of-Way; AND EXCEPT commencing at the Northwest corner of the Northeast Quarter (NE 1/4) of said Section Twenty-eight (28), running thence South 707 feet, thence Northeasterly 684 feet to a point which is 446 feet South of the North line and 640 feet East of the West line of said Northeast Quarter (NE 1/4); thence Northeasterly 472 feet to a point on the North line 797 feet East of the Northwest corner of said Northeast Quarter (NE 1/4), thence West 797 feet to the point of beginning.

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 _____, ss:
MADISON _____ COUNTY,
On this 3rd day of June, 2004, before me, the undersigned, a Notary Public in and for said State, personally appeared Daniel R. Waltz and Utonda J. Waltz

Dated: June 3, 2004
Daniel R. Waltz (Grantor)
Utonda J. Waltz (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.

Lewis H. Jordan

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

