

Book 2004 Page 3680 Type 03 01 Pages 1  
Date 8/06/2004 Time 4:02 PM  
Rec Amt \$7.00 Aud Amt \$5.00  
Rev Transfer Tax \$408.80  
Rev Stamp# 257 DOV# 366

MICHELLE "MICKI" UTSLER, COUNTY RECORDER  
MADISON IOWA

ENTERED FOR TAXATION  
THIS 6 DAY OF Aug 2004  
Jean Welch  
Debby Corkean  
DEPUTY ASSISTANT

COMPUTER   
RECORDED   
COMPARED

Preparer Information Jerrold B. Oliver, P.O. Box 230, Winterset, (515) 462-3731

Individual's Name Street Address City Phone



Address Tax Statement : Jose V. G. Angel and Jeanie M. Angel  
256.000

SPACE ABOVE THIS LINE  
FOR RECORDER

**WARRANTY DEED - JOINT TENANCY**

For the consideration of Two hundred fifty-six thousand  
Dollar(s) and other valuable consideration,  
Marvin D. Cox, a single person

do hereby Convey to  
Jose V. G. Angel and Jeanie M. Angel

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 (SE 1/4) of the Northwest Quarter (NW 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

Dated: 7-14-04

MADISON COUNTY, ss:

On this 14 day of July,  
2004, before me, the undersigned, a Notary  
Public in and for said State, personally appeared  
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)

Jerry D. Watts  
Notary Public

(Grantor)

(This form of acknowledgment for individual grantors)

