

FIRST REALTY CO.
3501 WESTOWN PARKWAY
WEST DES MOINES, IA 50266

REAL ESTATE TRANSFER
TAX PAID <u>46</u>
STAMP #
\$ <u>274.40</u>
<u>Michelle Utsler</u>
RECORDER
<u>7-27-01</u> <u>Madison</u>
DATE COUNTY

FILED NO. **003285**
BOOK 2001 PAGE 3285
2001 JUL 27 AM 10:37

MICKI UTSLER
RECORDER
MADISON COUNTY, IOWA

PREPARED BY: D. Cornelison, Esq., Iowa Realty, 3501 Westown Pkwy., West Des Moines, IA 50266 453-4636 NR

SPACE ABOVE THIS LINE FOR RECORDER

Address Tax Statements to: Michael E. Anderson, 2461 Walnut Trail, St. Charles, Iowa 50240

\$172,000.00

WARRANTY DEED

REC \$ 5^e
AUD \$ 5^e
R.M.F. \$ 1^e

COMPUTER
RECORDED
COMPARED

KNOW ALL MEN BY THESE PRESENTS: In consideration of the sum of ONE Dollar and other good and valuable consideration, the receipt of which is hereby acknowledged, Marvin E. Cole and Cindy C. Cole, husband and wife, hereby convey unto Michael K. Anderson, a single person, the following described real estate, situated in Madison County, Iowa:

A tract of land described as follows: Commencing at a point 156 feet North of the Southeast corner of the Northwest Quarter (1/4) of the Southwest Quarter (1/4) of Section Thirteen (13) in Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, and on the East line of said Northwest Quarter (1/4) of the Southwest Quarter (1/4), running thence North on said East line a distance of 500 feet, thence ^{Northwesterly} ~~Northwest~~ 436 feet to a point 677 feet North of the South line of said Northwest Quarter (1/4) of the Southwest Quarter (1/4) thence South parallel with the said East line 500 feet, thence Southeasterly 436 feet to the point of beginning.



SUBJECT TO ALL COVENANTS, RESTRICTIONS AND EASEMENTS OF RECORD.

Grantors do hereby covenant with grantees, and their successors in interest, that said grantors hold fee title to the real estate; that they have good and lawful authority to sell and convey the same; that said premises are free and clear of all liens and encumbrances whatsoever except as may be above stated; and they covenant to warrant and defend said 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 such 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 26th July, 20001.

Marvin E. Cole
Marvin E. Cole

Cindy C. Cole
Cindy C. Cole

STATE OF Iowa, Madison COUNTY, SS:

On this 26th day of July, A.D. 20001, before me, a Notary Public in and for said State, personally appeared Marvin E. Cole and Cindy C. Cole, husband and wife, known to be the persons named in and who executed the foregoing instrument, and acknowledge that they executed the same as their voluntary act and deed.

Diane M. Daniels
Notary Public in and for Said State

