

REAL ESTATE TRANSFER
TAX PAID 51
 STAMP #
 \$ 223.20
Micki Utster
RECORDER
7-24-03 Madison
 DATE COUNTY

REC \$ 5.00
 AUD \$ 5.00
 R.M.F. \$ 1.00
5.00

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FILED NO. **4349**
 BOOK 2003 PAGE 4349
 (PAGE 4349)
 2003 JUL 24 PM 1:43
 1:43pm
 MICKI UTSTER
 RECORDER
 MADISON COUNTY, IOWA

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

Individual's Name Street Address City Phone

Address Tax Statement : Dennis and Lisa Koss
 1231 39th St., Des Moines, IA 50311

SPACE ABOVE THIS LINE
 FOR RECORDER



\$140,000.00

WARRANTY DEED - JOINT TENANCY

For the consideration of ONE HUNDRED FORTY THOUSAND
 Dollar(s) and other valuable consideration,
DONALD WAYNE ATKINSON and LORI ANN ATKINSON, Husband and Wife,

do hereby Convey to
DENNIS A. KOSS and LISA J. KOSS, 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:

That part of the Southwest Quarter (1/4) of the Southeast Quarter (1/4) of Section Thirty-six (36) in Township Seventy-six (76) North, Range Twenty-six (26) West of the 5th P.M., in Madison County, Iowa, described as follows: Beginning at the northwest corner of the Southwest Quarter (1/4) of the Southeast Quarter (1/4) of said Section Thirty-six (36); thence on an assumed bearing of North 84 degrees 30 minutes 40 seconds East along the north line of said Southwest Quarter (1/4) of the Southeast Quarter (1/4) 332.50 feet; thence South 00 degrees 14 minutes 26 seconds East 1317.50 feet to the south line of said Southwest Quarter (1/4) of the Southeast Quarter (1/4); thence South 85 degrees 01 minutes 47 seconds West along said south line 332.24 feet to the southwest corner of said Southwest Quarter (1/4) of the Southeast Quarter (1/4); thence North 00 degrees 14 minutes 26 seconds West along the west line of said Southwest Quarter (1/4) of the Southeast Quarter (1/4) 1314.48 feet to the northwest corner of said Southwest Quarter (1/4) of the Southeast Quarter (1/4) and the point of beginning; Said tract contains 10.00 acres and is subject to a Madison County Highway Easement over the northerly and westerly 0.77 acres thereof.



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: 7-12-03

MADISON COUNTY,

ss:

On this 12 day of July,
2003, before me, the undersigned, a Notary Public in and for said State, personally appeared
Donald Wayne Atkinson and Lori Ann Atkinson

Donald Wayne Atkinson AKA (Grantor)
Donald W. Atkinson
Lori Ann Atkinson (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.

John S Shaw
 Notary Public

(Grantor)
 (Grantor)

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



(Grantor)