



Document 2005 2352

Book 2005 Page 2352 Type 03 001 Pages 3
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Rec Amt \$17.00 Aud Amt \$5.00
Rev Transfer Tax \$143.20
Rev Stamp# 230 DOV# 225

MICHELLE "MICKI" UTSLER, COUNTY RECORDER
MADISON IOWA

ENTERED FOR TACTICAL
THIS 24 DAY OF May 2005
Jan Walsh
Deby Corkeum
DEPUTY RECORDER

COMPUTER	<input checked="" type="checkbox"/>
RECORDED	<input checked="" type="checkbox"/>
COMPARED	<input type="checkbox"/>



WARRANTY DEED
THE IOWA STATE BAR ASSOCIATION
Official Form No. 101
Recorder's Cover Sheet

\$90,000⁰⁰

SATC

Preparer Information: (Name, address and phone number)

Garry M. Cox
6165 NW 86th Street #114
Johnston, IA 50131-2240
Phone: (515) 727-1721

Taxpayer Information: (Name and complete address)

William D. Cotton
1804 74th Street
Windsor Heights, IA 50322-5759

Return Document To: (Name and complete address)

William D. Cotton
1804 74th Street
Windsor Heights, IA 50322-5759

Grantors:

Jeffrey O. Fox
Diane L. Fox

Grantees:

William D. Cotton

Legal description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of _____One_____ Dollar(s) and other valuable consideration,
Jeffrey O. Fox and Diane L. Fox, husband and wife

do hereby Convey to
William D. Cotton

the following described real estate in _____Madison_____ County, Iowa:

FOR LEGAL DESCRIPTION, SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART
HEREOF.

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_____
COUNTY OF _____Polk_____

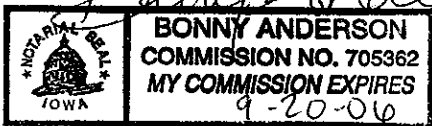
Dated: _____5/24/05_____

This instrument was acknowledged before
me on _____May 24 2005_____ by
Jeffrey O. Fox and Diane L. Fox, husband and wife

_____Jeffrey O. Fox_____
Jeffrey O. Fox (Grantor)

_____Diane L. Fox_____
Diane L. Fox (Grantor)

_____Bonny Anderson_____, Notary Public



(Grantor)

(Grantor)

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

EXHIBIT "A"

A parcel of land lying Northwest of the old Railroad Right-of-Way in the Northeast Quarter (NE ¼) of Section One (1), Township Seventy-Four (74) North, Range Twenty-Seven (27) West of the 5th P.M., Madison County, Iowa, more particularly described as follows: In a plat of a certain survey filed August 24, 1992, in Book 2 at Page 333 in the Madison County Recorder's Office set forth as follows: Beginning at the North Quarter Corner of Section One (1), Township Seventy-Four (74) North, Range Twenty-Seven (27) West of the 5th P.M., Madison County, Iowa; thence along the North line of the Northeast Quarter (NE ¼) of said Section One (1), North 90° 00' 00" East, 1,383.19 feet to the Northwesterly Railroad Right-of-Way line; thence along said Right-of-Way line, Southwesterly 333.02 feet along a 3,869.72 foot radius curve, concave southeasterly, having a central angle of 04° 55' 51" and a long chord bearing South 44° 49' 18" West 332.92 feet; thence South 42° 21' 22" West 1,712.85 feet along said Right-of-Way line to the West line of said Northeast Quarter (NE ¼) of Section One (1); thence along said West line, North 00° 12' 34" East, 1,501.90 feet to the point of beginning. Said parcel of land contains 23.546 Acres including 2.414 Acres of County Road Right-of-Way, EXCEPT a parcel of land in the Northeast Quarter (NE ¼) of Section One (1), Township Seventy-Four (74) North, Range Twenty-Seven (27) West of the Fifth Principal Meridian, Madison County, Iowa, described as follows: Beginning at the Northeast corner of the Northwest Quarter (NW ¼) of the Northeast Quarter (NE ¼) of Section 1, thence North 90° 00' 00" East, 62.19 feet along the North line of said Section 1 to the Northwesterly Railroad Right-of-Way line thence Southwesterly, 333.02 feet along the Northwesterly Railroad Right-of-Way line and the arc of a curve concave to the Southeast with a radius of 3,869.72 feet, a central angle of 04° 55' 51" and a chord that bears South 44° 49' 18" West, 332.92 feet; thence South 42° 42' 22" West, 233.80 feet along the Northwesterly Railroad Right-of-Way line; thence North 00° 00' 00" West, 408.91 feet to the North line of said Section 1; thence North 90° 00' 00" East, 330.00 feet along the North line of said Section 1 to the point of beginning. Property contains 77.720 square feet (1.78 acres) more or less and is subject to established easements of record.