

JOAN WELCH
MADISON COUNTY AUDITOR

MICHELLE "MICKI" UTSLER, COUNTY RECORDER
MADISON IOWA

TO: Jeffery O. & Dianne L. Fox
419 46th St Place
West Des Moines, Ia. 50265

DATE: 6-30-2005

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

FROM: JOAN WELCH, MADISON COUNTY AUDITOR

RE: No survey on file, Split

NOTICE OF REQUIREMENTS TO FILE PLAT OF SURVEY

Pursuant to Section 354.4 and 354.13, copies of which are attached, you are notified that as owners of the land or of some interest in the land herein before described above, which has been divided using a metes and bounds description, you are required by the aforementioned Code sections to have a plat of survey made of the division and record same as required by Chapter 354, Code of Iowa. Information concerning the preparation and recording of plats of survey may be obtained by consulting Chapter 354, Code of Iowa.

You are further notified if you fail, within 30 days to comply with this notice, or file with the Madison County Auditor's Office a statement of intent to comply with this notice, a surveyor shall be contracted to have a survey made and a plat of survey recorded as necessary to comply with Chapter 354, Code of Iowa. Pursuant to Section 354.17, Code of Iowa, the total cost of surveying, platting and recording of a plat shall be assessed to each parcel included in the plat so survey and collected in the same manner as general taxes.

You are further notified that pursuant to Section 354.14 you may appeal said notice to the district court within 20 (twenty) days after receiving this notice.

If you have any questions regarding this notice, please contact me in my office at 462-3914.

Dated this 30th day of June, 2005 at Winterset, Madison County, Iowa.

Joan Welch by Debby Corkran
Joan Welch, Madison County Auditor
Madison County Courthouse,
P. O. Box 152
Winterset, IA 50273



Document 2005 2352

Book 2005 Page 2352 Type 03 001 Pages 3
Date 5/24/2005 Time 3:38 PM
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 TAXITY
THIS 24 DAY OF May 2005
Jan Walsh
Debby Corbun
DEPUTY

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

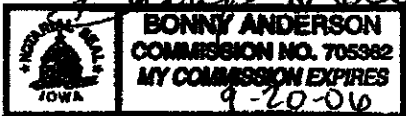
Dated: 5/24/05

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

Jeffrey O. Fox (Grantor)

Diane L. Fox (Grantor)

Bonny Anderson Notary Public



(Grantor)

(Grantor)

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

15-01-200 (10)

B141
P 530

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.

Sec 1 a
 Sec 6
 74-26

Split

No parcel letter

no survey on file