

THE IOWA STATE BAR ASSOCIATION  
Official Form No. 103

Lewis H. Jordan ISBA # 02714

**ORIGINAL**

FOR THE LEGAL EFFECT OF THE USE OF  
THIS FORM, CONSULT YOUR LAWYER

REAL ESTATE TRANSFER  
TAX PAID 29  
STAMP #  
\$ 100.00  
*Michelle Utsler*  
RECORDER  
6-15-98 Madison  
DATE COUNTY

REC \$ 10.00  
AUD \$ 10.00  
R.M.F. \$ 1.00

COMPUTER   
RECORDED   
COMPARED

FILED NO. 5253  
BOOK 139 PAGE 208  
98 JUN 15 AM 10:58

Preparer Information Lewis H. Jordan, P.O. Box 230, Winterset, (515) 462-3731

MICHELLE UTSLER  
RECORDER  
MADISON COUNTY IOWA

Individual's Name Street Address City

SPACE ABOVE THIS LINE  
FOR RECORDER



**WARRANTY DEED - JOINT TENANCY**

For the consideration of SIXTY-THREE THOUSAND (\$63,000.00) Dollar(s) and other valuable consideration,  
Marvin D. Cox and Mary A. Cox, Husband and Wife,

do hereby Convey to  
Thomas R. Clause and Mary K. Clause,

as Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described real estate in MADISON County, Iowa:

Parcel "F" located being that part of the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) and of the Northeast Quarter (NE 1/4) of the Southeast Quarter (SE 1/4) of Section Three (3) and of the Northwest Quarter (NW 1/4) of the Southwest Quarter (SW 1/4) of Section Two (2), all in Township Seventy-six (76) North, Range Twenty-seven (27) West of the Fifth Principal Meridian, Madison County, Iowa, described as follows: Beginning at the northeast corner of the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of said Section Three (3); thence on an assumed bearing of South 00 degrees 30 minutes 10 seconds west along the east line of said Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) a distance of 168.74 feet; thence North 90 degrees 00 minutes 00 seconds west 1032.57 feet; thence North 02 degrees 57 minutes 25 seconds East 28.11 feet; thence North 71 degrees 26 minutes 08 seconds west 30.00 feet; thence North 36 degrees 30 minutes 42 seconds East 422.51 feet; thence North 50 degrees 14 minutes 31 seconds East 846.41 feet; thence South 63 degrees 23 minutes 10 seconds East 771.24 feet; thence south 11 degrees 02 minutes 00 seconds east 405.87 feet to the south line of the Northwest Quarter (NW 1/4) of the Southwest Quarter (SW 1/4) of said Section Two (2); thence South 89 degrees 26 minutes 30 seconds west along said south line a distance of 608.26 feet to the point of beginning. Said tract contains 20.92 acres.

**SEE ATTACHED FOR EASEMENT RESERVATION**

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: June 10, 1998

MADISON COUNTY, SS:

On this 11 day of June, 19 98, before me, the undersigned, a Notary Public in and for said State, personally appeared Marvin D. Cox and Mary A. Cox

Marvin D. Cox  
Marvin D. Cox (Grantor)

Mary A. Cox  
Mary A. Cox (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.

Larry D. Watts

Notary Public

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





**COX/CLAUSE EASEMENT**

**Sellers reserve a perpetual easement over, under and across the northeasterly 100 feet and the easterly 100 feet of said Parcel "F" for the purpose of erecting, installing, maintaining and rebuilding surface water control practices, including but not limited to terraces and grass waterways, for the purpose of controlling the flow of runoff water onto adjacent lands.**