

REAL ESTATE TRANSFER
TAX PAID 39
STAMP #
\$ 79.20
Michelle Utsler
RECORDER
6-17-98 Madison
DATE COUNTY

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

COMPUTER
RECORDED
COMPARED

FILED NO. **5315**

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98 JUN 17 PM 3:34

MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA
Phone

Preparer Information Lewis H. Jordan, P.O. Box 230, Winterset, (515) 462-3731
Individual's Name Street Address City



WARRANTY DEED

SPACE ABOVE THIS LINE
FOR RECORDER

For the consideration of FIFTY THOUSAND (\$50,000.00)
Dollar(s) and other valuable consideration,
Marvin D. Cox and Mary A. Cox, Husband and Wife,

do hereby Convey to
Louis Van Daele

the following described real estate in Madison County, Iowa:

That part of the Southeast Quarter of the Southeast Quarter of Section Three (3), Township Seventy-six (76) North, Range Twenty-seven (27) West of the Fifth Principal Meridian, Madison County, Iowa, described as follows:

Commencing at the northeast corner of the Southeast Quarter of the Southeast Quarter 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 of the Southeast Quarter a distance of 168.74 feet to the point of beginning; thence South 00 degrees 30 minutes 10 seconds West along said east line a distance of 813.73 feet; thence North 90 degrees 00 minutes 00 seconds West 1031.86 feet; thence North 02 degrees 53 minutes 29 seconds East 13.88 feet; thence North 01 degrees 27 minutes 13 seconds West 136.00 feet; thence North 90 degrees 00 minutes 00 seconds East 230.00 feet; thence North 42 degrees 57 minutes 44 seconds East 346.23 feet; thence North 54 degrees 30 minutes 48 seconds East 707.15 feet to the east line of the Southeast Quarter of the Southeast Quarter of said Section Three (3) and the point of beginning. Said tract contains 10.26 acres.

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 distributiv 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 1, 1998

SS:

MADISON COUNTY,
On this 2 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

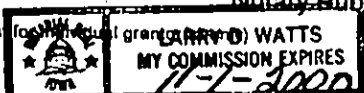
Marvin D. Cox
Marvin D. Cox (Grantor)

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 grantors)



(Grantor)

(Grantor)