

THE IOWA STATE BAR ASSOCIATION  
Official Form No. 101

G. Stephen Walters ISBA # 05813

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

REAL ESTATE TRANSFER  
TAX PAID 12  
STAMP # 20  
\$223  
Michelle Utzler  
RECORDER  
2-11-98 Madison  
DATE COUNTY

COMPUTER   
RECORDED   
COMPALED

REGS 500  
ADD \$ 1000  
TAX 100

FILED NO: 731  
BOOK 139 PAGE 416  
SB AUG 11 PM 1:16  
MICHELLE UTZLER  
RECORDER  
MADISON COUNTY, IOWA

Preparer Information: G. Stephen Walters, P O Box 230, Winterset, Iowa 50273, (515) 462-3731  
Individual's Name Street Address City Phone



### WARRANTY DEED

SPACE ABOVE THIS LINE  
FOR RECORDER

For the consideration of One Hundred Forty Thousand and no./100 ----- (\$140,000)  
Dollar(s) and other valuable consideration,  
Alberta Cox, an unmarried person

do hereby Convey to  
William E. Adams

the following described real estate in Madison County, Iowa:

The West Three-fourths (3/4) of the North Half (1/2) of the Southwest Quarter (1/4) of Section Twenty-four (24), and the North Half (1/2) of the Southeast Quarter (1/4) of Section Twenty-three (23), all in Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa.

This Warranty Deed is given in fulfillment of a Real Estate Contract recorded in Book 126 on page 573 of the Office of the Madison County Iowa Recorder.

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: February 3, 1998

SS:

MADISON COUNTY,  
On this 3rd day of February,  
19 98, before me, the undersigned, a Notary  
Public in and for said State, personally appeared  
Alberta Cox

Alberta Cox  
Alberta 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.

(Grantor)

(Grantor)

G. Stephen Walters  
Notary Public

(Grantor)

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