



COMPIETER ✓
RECORDED ✓
COMPAIRED

FILED NO. **1074**
BOOK **139** PAGE **507**
98 SEP - 1 PH 1:36

REC \$ 5.00
TAX \$ 10.00
TOTAL \$ 15.00

MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA

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

Individual's Name Street Address City Phone



WARRANTY DEED - JOINT TENANCY

SPACE ABOVE THIS LINE
FOR RECORDER

For the consideration of FORTY-FIVE THOUSAND (\$45,000.00)
Dollar(s) and other valuable consideration,

Marvin D. Cox and Mary A. Cox, Husband and Wife,

do hereby Convey to

Mark A. Hays and Cynthia L. Hays,

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

Parcel "I" located in the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of Section Three (3), Township Seventy-six (76), Range Twenty-seven (27) West of the Fifth Principal Meridian, Madison County, Iowa, as shown by the Plat of Survey recorded May 20, 1998, at Book 3, Page 253 in the office of the Madison County Recorder; and

Parcel "W" located in the in the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of Section Three (3), Township Seventy-six (76) North, Range Twenty-seven (27) West of the Fifth Principal Meridian, Madison County, Iowa, as shown by the Plat of Survey recorded August 4, 1998, at Book 3, Page 303 in the office of the Madison County 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 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: August 27, 1998

SS:

MADISON COUNTY,

On this 27th day of August, 1998, 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

(Grantor)

(Grantor)

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

