

THE IOWA STATE BAR ASSOCIATION
Official Form No. 103

Lewis H. Jordan ISBA # 02714

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

REAL ESTATE TRANSFER
TAX PAID 37
STAMP
\$ 87.70
Michelle Utsler
RECORDER
1-25-99 Madison
DATE COUNTY

COMPUTER
RECORDED
COMPARED
REC \$ 5.00
AUD \$ 5.00
R.M.F. \$ 1.00

FILED NO. 3025
BOOK 141 PAGE 80
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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 Phone



WARRANTY DEED - JOINT TENANCY

SPACE ABOVE THIS LINE
FOR RECORDER

For the consideration of FIFTY-FIVE THOUSAND (\$55,000.00)
Dollar(s) and other valuable consideration,
Marvin D. Cox and Mary A. Cox, Husband and Wife,

do hereby Convey to
Dana A. Conrad and Veda A. Conrad

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

That part of the Southwest Quarter (SW 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, described as follows: Commencing at the southeast corner of the Southwest
Quarter (SW 1/4) of the Southeast Quarter (SE 1/4) of said Section Three (3); thence on an assumed
bearing of North 90 degrees 00 minutes 00 seconds West along the south line of said Southwest
Quarter (SW 1/4) of the Southeast Quarter (SE 1/4) a distance of 102.01 feet to the point of
beginning; thence North 22 degrees 18 minutes 00 seconds West 701.79 feet; thence North 13 degrees
22 minutes 36 seconds East 355.22 feet; thence North 74 degrees 17 minutes 04 seconds West 309.01
feet; thence North 89 degrees 46 minutes 20 seconds West 62.86 feet; thence South 36 degrees 39
minutes 15 seconds West 279.34 feet; thence South 25 degrees 20 minutes 11 seconds East 224.41
feet; thence South 26 degrees 13 minutes 25 seconds East 238.66 feet; thence South 23 degrees 30
minutes 14 seconds West 130.39 feet; thence South 06 degrees 00 minutes 57 seconds West 320.00
feet to the south line of the Southwest Quarter (SW 1/4) of the Southeast Quarter (SE 1/4) of said
Section Three (3); thence North 90 degrees 00 minutes 00 seconds East along said south line 595.24
feet to the point of beginning.

Said tract contains 10.365 acres and is subject to a Madison County Highway Easement southerly
0.668 acres thereof.

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: 1-20-99

MADISON COUNTY, ss:

On this 20 day of January
19 99, 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.

[Signature]

Notary Public

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

