

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 5
STAMP #
\$ 28.80
Michelle Utsler
RECORDER
4-2-99 Madison
DATE COUNTY

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

FILED NO. 4012
BOOK 63 PAGE 52
99 APR -2 AM 9:48
MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA

COMPUTER
RECORDED
COMPARED

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



WARRANTY DEED - JOINT TENANCY

SPACE ABOVE THIS LINE
FOR RECORDER

For the consideration of EIGHTEEN THOUSAND FIVE HUNDRED and no/100 (\$18,500.00) Dollar(s) and other valuable consideration,
Marvin D. Cox and Mary A. Cox, Husband and Wife

do hereby Convey to
Bryan L. Roberts and Mary J. Roberts

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

Lot Three (3), Plat One (1) Sunset Acres, an Addition to the City of Winterset, Madison County, Iowa



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: March 29, 1999

MADISON COUNTY, SS: On this 29 day of March 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 (Grantor)

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)

LARRY D. WATTS
MY COMMISSION EXPIRES 11-1-2000