

REAL ESTATE TRANSFER
TAX PAID 31
STAMP #
\$ 71.20
Michelle Utzler
RECORDER
4-23-99 Madison
DATE COUNTY

COMPUTER
RECORDED
COMPARED
REC 500
AUD 500
R.M.F. \$ 1.00

FILED NO. 4301
BOOK 141 PAGE 331
99 APR 23 PM 12: 23
MICHELLE UTZLER
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 **FORTY-FIVE THOUSAND** and no/100-----(\$45,000.00)-----
Dollar(s) and other valuable consideration,
Marvin D. Cox and Mary A. Cox, Husband and Wife,

do hereby Convey to
Larry Watts

the following described real estate in MADISON County, Iowa:

Parcel "L" located in that part 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:

Beginning 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 the Southwest Quarter (SW 1/4) of the Southeast Quarter (SE 1/4) of said Section Three (3) a distance of 102.01 feet to the southeasterly corner of Parcel K, recorded in Farm Plat Book 3, pages 337 and 338, Madison County Recorder's Office, Madison County, Iowa; thence North 22 degrees 18 minutes 00 seconds West along the easterly line of said Parcel K 701.79 feet; thence South 81 degrees 33 minutes 03 seconds East 544.80 feet to the westerly line of Parcel V, recorded in Farm Plat Book 3, Pages 314 and 315, Madison County Recorder's Office, Madison County, Iowa; thence South 01 degrees 27 minutes 33 seconds East along said westerly line 214.40 feet; thence South 02 degrees 54 minutes 42 seconds West along said westerly line 355.38 feet to the south line of the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of said Section Three (3); thence North 90 degrees 00 minutes 00 seconds West along said south line 157.99 feet to the southeast corner of the Southwest Quarter (SW 1/4) of the Southeast Quarter (SE 1/4) of said Section Three (3) and the point of beginning.

Said tract contains 5.54 acres and is subject to a Madison County Highway Easement over the southerly 0.30 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 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: March 4, 1999

ss:

MADISON COUNTY,

On this 4th day of March,
1999, 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.

(Grantor)

Robert C. Duff

Notary Public

(Grantor)

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

