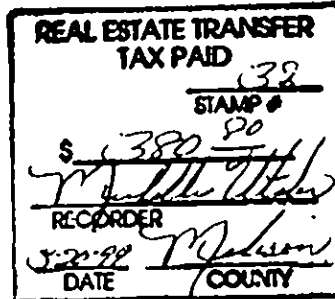


REC \$ 3.00
AUD \$ 5.00
R.E.F. \$ 1.00

COMPUTER
RECORDED
COMPALED



FILED NO. 4706
BOOK 141 PAGE 475
99 MAY 20 PM 2:34
MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA

Preparer information Jerrold B. Oliver, P.O. Box 230, Winterset, Iowa 50273. (515) 462-3731

Individual's Name Street Address City Phone



WARRANTY DEED - JOINT TENANCY

SPACE ABOVE THIS LINE
FOR RECORDER

For the consideration of TWO HUNDRED THIRTY-EIGHT THOUSAND FIVE HUNDRED
Dollar(s) and other valuable consideration,
RICHARD L. COOPER and JEANNE I. COOPER, Husband and Wife,

do hereby Convey to
DAN L. BUSH and SHARI I. BUSH,

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

Parcel "A" located in the West Half (W $\frac{1}{2}$) of the Southeast Quarter (SE $\frac{1}{4}$) of Section Nineteen (19),
Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County,
Iowa, more particularly described as follows: Commencing at the South Quarter Corner of Section
Nineteen (19), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M.,
Madison County, Iowa; thence, along the South line of said Section Nineteen (19), South 89°41'29"
East 653.70 feet to the centerline tangent of Country Club Road; thence, along said centerline tangent,
North 00°01'21" West 1005.15 feet; thence North 89°58'39" East 136.67 feet to the Point of
Beginning; thence Northeasterly 722.08 feet, along the centerline of said Country Club Road and a
curve concave Southeasterly having a radius of 1273.20 feet, a central angle of 32°29'41" and a chord
bearing North 43°00'57" East 712.44 feet; thence South 30°44'12" East 55.00 feet; thence South
16°01'11" West 352.97 feet; thence South 32°24'30" West 250.97 feet; thence North 74°49'53" West
292.97 feet to the Point of Beginning Said Parcel "A" contains 3.264 acres, including 0.885 acres of
county road right-of-way



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 ss:
MADISON COUNTY,

Dated: 5/14/99

On this 14th day of MAY,
19 99, before me, the undersigned, a Notary
Public in and for said State, personally appeared
Richard L. Cooper and Jeanne I. Cooper

Richard L. Cooper (Grantor)

Jeanne I. Cooper (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)

Matthew D. Kern
Notary Public

(Grantor)

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

