

THE IOWA STATE BAR ASSOCIATION
Official Form No. 101

FOR THE LEGAL EFFECT OF THE USE OF
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REAL ESTATE TRANSFER
TAX PAID 4

STAMP #
\$ 159.20

Michelle Utsler
RECORDER

2-3-98 Madison
DATE COUNTY

REC. 5²¹
AUD. 5¹⁰
R.M.F. 1²

COMPUTER
RECORDED
COMPARED

FILED NO. 2819
BOOK 62 PAGE 294
98 FEB -3 AM 11:28

MICHELLE UTSLER
RECORDER

Prepared by John E. Casper, 223 East Court, Winterset, IA 50273-0067
Information Individual's Name Street Address City Phone (505) 504-4912



WARRANTY DEED

SPACE ABOVE THIS LINE
FOR RECORDER

For the consideration of ONE HUNDRED THOUSAND AND NO/100 (\$100,000.00)
Dollar(s) and other valuable consideration,
VERNON GOODWIN and HAZEL GOODWIN, husband and wife

do hereby Convey to
TRICIA COCHRAN

the following described real estate in MADISON County, Iowa:

Commencing at a point 26 and 1/6 rods West of the Southeast Corner of the West 12 Acres of the South Half (1/2) of the Southwest Quarter (1/4) of the Southwest Quarter (1/4) of Section Thirty-six (36), in Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, running thence North 12 rods, thence West to the East line of the West 3 1/2 Acres of the North 36 rods and 8 feet of said South Half (1/2) of the Southwest Quarter (1/4) of the Southwest Quarter (1/4), then South 12 rods, thence East to the Place of Beginning, .



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: FEBRUARY, 1998

MADISON COUNTY, ss:

On this 2nd day of FEBRUARY
19 98, before me, the undersigned, a Notary Public in and for said State, personally appeared VERNON GOODWIN and HAZEL GOODWIN

Vernon Goodwin

VERNON GOODWIN (Grantor)

Hazel Goodwin

HAZEL GOODWIN (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.

Robert C. Duff
ROBERT C. DUFF

Notary Public

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

Commission Expires 9-27-99

(Grantor)

(Grantor)