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AFTER RECORDING RETURN TO
✓ Brent R Zimmerman
8350 Hickman Road, Suite 14
Des Moines, Iowa 50325

REAL ESTATE TRANSFER
TAX PAID <u>5</u>
STAMP # <u>20</u>
<u>\$ 307</u>
<u>Michelle Utzler</u>
RECORDER
<u>4-3-98 Madison</u>
DATE

COMPUTER
 RECORDED
 COMPARED
 REC \$ 10 ⁰²
 AUD \$ 5 ⁰²
 RMF \$ 1 ⁰⁰

FILED NO 3797
 BOOK 138 PAGE 775
 98 APR -3 PM 2: 03
 MICHELLE UTSLER
 RECORDER
 MADISON COUNTY IOWA

Prepared by Brent R Zimmerman, 8350 Hickman Rd Ste 14, Des Moines, IA 50325, 515/278-0427

130,000

WARRANTY DEED

For the consideration of One (\$1 00) Dollar and other valuable consideration, **David E. Cooper, a single person**, does hereby Convey to **Gregory Allen Livingston and Darcy Joanne Livingston, husband and wife, as joint tenants with full rights of survivorship and not as tenants in common**, the following described real estate in **Polk County, Iowa**

Madison

See attached Exhibit "A"

Grantors do hereby Covenant with grantees, and their 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

Dated April 1, 1998

David E Cooper
 David E Cooper

STATE OF IOWA, MADISON COUNTY, ss

On this 1st day of April, 1998, before me the undersigned, a Notary Public in and for said State, personally appeared David E Cooper, a single person, to me known to be the identical person named in and who executed the foregoing instrument and acknowledged that he executed the same as his voluntary act and deed

George J Bown
 Notary Public



EXHIBIT 'A'

Parcel A located in the Southeast Quarter (1/4) of the Northwest Quarter (1/4) of Section Twenty-five (25), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P M , Madison County, Iowa, described as follows Commencing at the Northwest corner of the Southeast Quarter (1/4) of the Northwest Quarter (1/4) of said Section Twenty-five (25), thence on an assumed bearing of South 01°40'11" East along the West line of said Southeast Quarter (1/4) of the Northwest Quarter (1/4) a distance of 149 77 feet to the point of beginning, thence North 89°10'20" East 457 47 feet, thence South 01°40'11" East 952 19 feet, thence South 89°10'20" West 457 47 feet to the West line of the Southeast Quarter (1/4) of the Northwest Quarter (1/4) of said Section Twenty-five (25), thence North 01°40'11" West along said West line a distance of 952 19 feet to the point of beginning, containing 10 00 acres, and subject to a Madison County Highway Easement over the northwesterly 0 42 acres thereof,

AND
WATERLINE EASEMENT



A waterline easement for constructing and maintaining a private waterline and well, over, under, across and 15 feet either side of the existing waterline generally described as follows Commencing at the southwest corner of the above Parcel A, thence on an assumed bearing of North 89°10'20" East along the south line of said Parcel A a distance of 35 00 feet to the point of beginning, thence South 01°24'30" East 875 0 feet to the terminus of said waterline and well