

ORIGINAL

REC \$ 10<sup>00</sup>  
AUD \$ 5<sup>00</sup>  
R.M.F. \$ 1<sup>00</sup>

FILED NO 2597

BOOK 138 PAGE 395

98 JAN 15 AM 10:11

MICHELLE UTSELL  
RECORDER  
MADISON COUNTY IOWA

COMPUTER   
RECORDED   
COMPARED

Preparer Information  Lewis H. Jordan P.O. Box 230 Winterset 515/462-3731  
Individual's Name Street Address City Phone

CORRECTION  
WARRANTY DEED

SPACE ABOVE THIS LINE  
FOR RECORDER

For the consideration of THIRTY-FIVE THOUSAND (\$35,000 00) Dollar(s) and other valuable consideration,

Marvin D Cox and Mary A. Cox,

do hereby Convey to

Rick L. Maddux and Cynthia A. Maddux,

the following described real estate in Madison County, Iowa

SEE DESCRIPTION ATTACHED.

THIS DEED IS GIVEN TO CORRECT THE LEGAL DESCRIPTION SET FORTH IN THE ORIGINAL DEED FILED MAY 19, 1997, AT BOOK 137, PAGE 542; AND, THE CORRECTION DEED FILED SEPTEMBER 29, 1997, AT BOOK 138, PAGE 47.

(No Declaration of Value or Groundwater Statement Required)

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 December 23, 1997

MADISON COUNTY, ss

On this 14 day of January, 1998, 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)

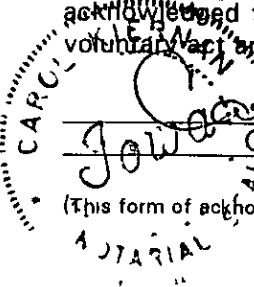
to me known to be the identical persons named in and who executed the foregoing instrument and acknowledged that they executed the same as their voluntary act and deed

(Grantor)

Carol Keenan Notary Public

(Grantor)

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



## COX/MADDUX REAL ESTATE DESCRIPTION

### PARCEL D DESCRIBED AS FOLLOWS:

That part of the Northwest Quarter, the Northeast Quarter, the Southwest Quarter and the Southeast Quarter of Section Three (3), Township Seventy-six (76) North, Range Twenty-seven (27) West of the Fifth Principal Meridian, described as follows:

Commencing at the Southwest corner of the Northwest Quarter (NW $\frac{1}{4}$ ) of said Section Three (3); thence on an assumed bearing of South 89°51'52" East along the south line of the Northwest Quarter (NW $\frac{1}{4}$ ) of said Section Three (3) a distance of 1423.56 feet to the centerline of a Madison County Highway and the point of beginning; thence northeasterly 13.28 feet along said centerline and a curve concave northwesterly and not tangent with the last described line, said curve has a radius of 1170.58 feet, a central angle of 00°39'00", and a chord 13.28 feet in length bearing North 81°46'36" East; thence North 81°27'09" East along said centerline 969.19 feet; thence Northeasterly 324.47 feet along said centerline and a tangential curve concave to the northwest and having a radius of 402.08 feet, a central angle of 46°14'14" and a chord 315.74 feet in length bearing North 58°20'02" East, thence North 35°12'55" East along said centerline 398.05 feet; thence South 44°47'24" East 647.03 feet; thence South 20°41'40" West 423.64 feet; thence South 78°38'51" West 1872.00 feet; thence North 04°44'36" West 579.20 feet to the centerline of a Madison County Highway, thence Northeasterly 107.80 feet along said centerline and a curve concave northwesterly and not tangent with the last described line, said curve has a radius of 1170.58 feet, a central angle of 05°16'35", and a chord 107.76 feet in length bearing North 84°44'26" East to the south line of the Northwest Quarter (NW $\frac{1}{4}$ ) of said Section Three (3) and the point of beginning. Said tract contains 27.00 acres and is subject to a Madison County Highway Easement over the Northerly 1.38 acres thereof.



Seller reserves a perpetual easement over, under and across the southerly 150 feet, the northeasterly 50 feet, and the southeasterly 50 feet of said Parcel D for the purpose of erecting, installing, maintaining and rebuilding surface water control practices, including but not limited to terraces and grass waterways, for the purpose of controlling the flow of runoff water onto adjacent lands.