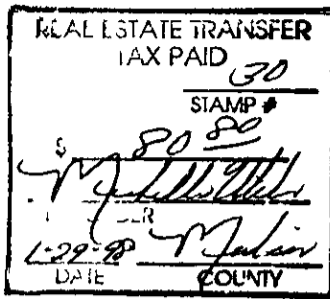


ORIGINAL

REC \$ 5.00
AUD \$ 5.00
R.M.F. \$ 1.00

COMPUTER
RECORDED
COMPARED



FILED NO 2753
BOOK 138 PAGE 439
98 JAN 29 AM 9:57
MICHELLE UTSLEF
RECORDER
MADISON COUNTY, IOWA
515/462-3731

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

SPACE ABOVE THIS LINE FOR RECORDER

WARRANTY DEED - JOINT TENANCY

For the consideration of FIFTY-ONE THOUSAND----- (\$51,000.00) ---
Dollar(s) and other valuable consideration,

Marvin D. Cox and Mary A Cox, Husband and Wife,

do hereby Convey to

Joseph E. Lewis and Kathleen D. Langos

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

That part of the Northwest Quarter of the Southeast Quarter and the North one-half of the Southwest Quarter of Section Two (2), Township Seventy-six (76) North, Range Twenty-seven (27) West of the Fifth Principal Meridian, Madison County, Iowa, described as follows Beginning at the southwest corner of the Northwest Quarter of the Southeast Quarter of said Section 2, thence on an assumed bearing of South 89°26'30" West along the south line of the north one-half of the Southwest Quarter of said Section 2 a distance of 1585 93 feet, thence North 00°00'00" West 187 52 feet, thence South 74°57'15" East 309 83 feet, thence South 86°37'41" East 108 81 feet, thence North 84°29'35" East 201 22 feet, thence South 88°41'22" East 201 54 feet, thence North 87°05'39" East 177 93 feet, thence North 15°35'20" East 67 76 feet, thence North 71°27'14" East 366 62 feet, thence North 70°06'04" East 291 37 feet, thence South 84°17'35" East 192 76 feet, thence South 00°05'34" East 231 28 feet, thence South 62°44'09" East 56 31 feet to the westerly line of Madison County Highway G4R, thence South 27°15'51" West along said westerly line a distance of 124 41 feet to the south line of the Northwest Quarter of the Southeast Quarter of said Section 2, thence South 89°11'55" West along said south line a distance of 226 47 feet to the southwest corner of the Northwest Quarter of the Southeast Quarter of said Section 2 and the point of beginning Said tract contains 8 54 acres Sellers reserve a perpetual easement over, under and across the West 1010 feet of said Parcel E 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, and, Sellers reserve an easement for ingress and egress

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 January 21, 1998

MADISON COUNTY, ss

On this 26 day of January, 19 98, 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)

(Grantor)

[Signature]
11-1-2000 Notary Public

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