

REAL ESTATE TRANSFER
TAX PAID /
STAMP #
\$ 71.20
Michelle Utzler
RECORDER
11-1-95 *Madison*
DATE COUNTY

COMPUTER
RECORDED
COMPLETED

FILED NO. 1227

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95 NOV -1 AM 10: 53

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

MICHELLE UTZLER
RECORDER
MADISON COUNTY, IOWA

SPACE ABOVE THIS LINE
FOR RECORDER



WARRANTY DEED - JOINT TENANCY

For the consideration of ---Forty-five Thousand
Dollar(s) and other valuable consideration,
RONALD McDONALD and ALICIA MARIE McDONALD, husband and wife,

do hereby Convey to
JAMES DARRIN COX and DENISE K. COX, husband and wife,

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

A tract of land commencing at a point 9 feet West of the Southeast corner of the
Northwest Quarter (¼) of the Southwest Quarter (¼) of Section Thirty-two (32),
thence North 183 feet, thence West 295.8 feet, thence South 183 feet, thence
East to the Point of Beginning, in Township Seventy-seven (77) North, Range
Twenty-eight (28) West of the 5th P.M., Madison County, Iowa.

Wherever in the chain of title to the above described real estate the names
Alicia Marie Rogers and Alicia Marie McDonald appear, they refer to one and
the same person.

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

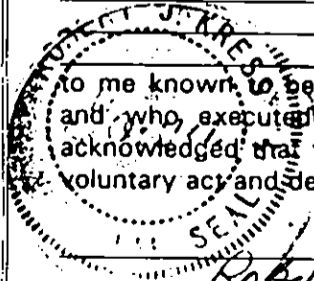
Dated: October 31, 1995

ss:
MADISON COUNTY,
On this 31 day of October
19 95, before me, the undersigned, a Notary
Public in and for said State, personally appeared
Ronald McDonald and Alicia Marie McDonald

Ronald McDonald
(Ronald McDonald) (Grantor)

Alicia Marie McDonald
(Alicia Marie McDonald) (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 J. Fisher
Notary Public

(Grantor)

(Grantor)

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