

\$ 25,225.90

REAL ESTATE TRANSFER TAX PAID	
STAMP #	6
\$ 40.00	<i>Michelle Utsler</i>
RECORDER	<i>M. Adams</i>
DATE	COUNTY
5-2-96	Madison

FILED NO. 2997  
 BOOK 136 PAGE 203  
 96 MAY -2 AM 11:05  
 MICHELLE UTSLER  
 RECORDER  
 MADISON COUNTY, IOWA

THIS INSTRUMENT PREPARED BY: WILLIAM E. BUMP, BUMP AND BUMP LAW OFFICE  
 P.O. BOX 366, STUART, IA. 50250 PH: 515-523-2843

## WARRANTY DEED

For the Consideration of one dollar and other valuable consideration in hand paid ALBERT C. FAGEN and PAMELA C. FAGEN, husband and wife do hereby convey unto JAMES E. COONS and WANDA M. COONS, 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:

Parcel "B" in the Southeast Quarter (1/4) Section Twenty-one (21), and Parcel "B" in the Northeast Quarter (1/4), Section Twenty-eight (28), all in Township Seventy-seven (77) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa, more particularly described as follows: Beginning at the Northeast Corner of said Section Twenty-eight (28); thence South 00°00'00" West along the East line of said Northeast Quarter (1/4) of said Section Twenty-eight (28), 272.80 feet; thence North 89°21'50" West, 1654.80 feet; thence North 00°00'00" East 275.31 feet to a point on the North line of the Northwest Quarter (1/4) of the Northeast Quarter (1/4) of said Section Twenty-eight (28); thence South 88°56'23" East along said North line, 339.11 feet to the Southwest Corner of the Southeast Quarter (1/4) of the Southeast Quarter (1/4) of said Section Twenty-one (21); thence North 00°05'09" East, 100.00 feet; thence South 89°07'59" East, 1315.79 feet to a point on the East line of the Southeast Quarter (1/4) of said Section Twenty-one (21); thence South 00°05'09" West along said East line, 94.70 feet to the point of beginning and containing 13.3128 acres of which 0.6752 acres are within existing county highway right of way, more or less.

REC \$ 10.00  
 AUD \$ 10.00  
 R.M.F. \$ 1.00

COMPUTER   
 RECORDED   
 COMPARED

Grantors do Hereby Covenant with Grantees and successors in interest, that Grantors holds 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.

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 acknowledgement hereof, shall be constructed as in the singular or plural number, and as masculine or feminine gender, according to the context.

*Albert C. Fagen* Signed this 25<sup>th</sup> day of April, 1996.  
 Albert C. Fagen

*Pamela C. Fagen* Signed this 25 day of April, 1996.  
 Pamela C. Fagen

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State of Iowa, County of Guthrie, ss:

On this 25<sup>th</sup> day of April, 1996, before me, the undersigned, a Notary Public in and for said County and State, personally appeared ALBERT C. FAGEN and PAMELA C. FAGEN, husband and wife, 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.



William E. Bump  
William E. Bump, Notary  
Public and in for said County and State