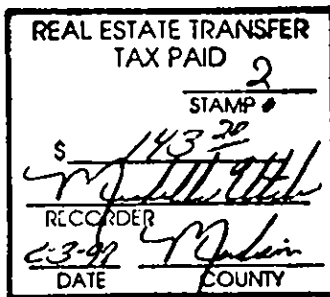


**ORIGINAL**

TO OTHER   
RECORDED   
COMPARED

REC \$ 10.00  
ADD \$ 10.00  
N.M.F. \$ 1.00



FILED NO. 3377

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97 JUN 3 PM 2:11

MICHELLE UTSLER  
RECORDER  
MADISON COUNTY, IOWA

Preparer Information

Lewis H. Jordan  
Individual's Name

P.O. Box 230  
Street Address

Winterset  
City

515/462-3731  
Phone

SPACE ABOVE THIS LINE  
FOR RECORDER

**WARRANTY DEED - JOINT TENANCY**

For the consideration of NINETY THOUSAND-----(\$90,000.00)-----  
Dollar(s) and other valuable consideration,

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

do hereby Convey to

James L. Thalacker and Sara A. Thalacker,

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

SEE DESCRIPTION ATTACHED

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: May 29, 1997

MADISON COUNTY, ss:

On this 29 day of May,  
19 97, 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.

Larry D. Watts  
Notary Public

(Grantor)

(Grantor)

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



COX/THALACKER REAL ESTATE DESCRIPTIONParcel "A"

That part of the Southwest Quarter (SW $\frac{1}{4}$ ) of the Northwest Quarter (NW $\frac{1}{4}$ ) and of the Northwest Quarter (NW $\frac{1}{4}$ ) of the Southwest Quarter (SW $\frac{1}{4}$ ) of Section Three (3), 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 (NW $\frac{1}{4}$ ) of said Section Three (3); thence on an assumed bearing of North 00°07'37" East along the west line of the Southwest Quarter (SW $\frac{1}{4}$ ) of the Northwest Quarter (NW $\frac{1}{4}$ ) of said Section Three (3) a distance of 1041.77 feet; thence South 88°42'00" East 1053.92 feet; thence South 00°00'00" East 1020.35 feet to the south line of said Southwest Quarter (SW $\frac{1}{4}$ ) of the Northwest Quarter (NW $\frac{1}{4}$ ); thence continuing South 00°00'00" East 11.10 feet to the centerline of a Madison County Highway; thence North 89°45'16" West along said centerline 349.47 feet; thence southwesterly 234.46 feet along said centerline on a tangential curve concave to the southeast and having a radius of 178.85 feet, a central angle of 75°06'36" and a chord of 218.03 feet in length bearing South 52°41'28" West; thence North 06°33'08" East along a line not tangent to said curve a distance of 143.89 feet to the south line of the Southwest Quarter (SW $\frac{1}{4}$ ) of the Northwest Quarter (NW $\frac{1}{4}$ ) of said Section Three (3); thence North 89°51'52" West along said south line 549.50 feet to the point of beginning;

AND,

That part of the Southeast Quarter (SE $\frac{1}{4}$ ) of the Northeast Quarter (NE $\frac{1}{4}$ ) of Section Four (4), Township Seventy-six (76) North, Range Twenty-seven (27) West of the Fifth Principal Meridian, Madison County, Iowa, described as follows: Beginning at the southeast corner of the Northeast Quarter (NE $\frac{1}{4}$ ) of said Section Four (4); thence on an assumed bearing of North 89°50'45" West along the south line of the Southeast Quarter (SE $\frac{1}{4}$ ) of the Northeast Quarter (NE $\frac{1}{4}$ ) of said Section Four (4) a distance of 1318.94 feet to the southwest corner of said Southeast Quarter (SE $\frac{1}{4}$ ) of the Northeast Quarter (NE $\frac{1}{4}$ ); thence North 00°13'51" East along the west line of said Southeast Quarter (SE $\frac{1}{4}$ ) of the Northeast Quarter (NE $\frac{1}{4}$ ) a distance of 1317.38 feet to the northwest corner of said Southeast Quarter (SE $\frac{1}{4}$ ) of the Northeast Quarter (NE $\frac{1}{4}$ ); thence South 89°55'40" East along the north line of said Southeast Quarter (SE $\frac{1}{4}$ ) of the Northeast Quarter (NE $\frac{1}{4}$ ) a distance of 1013.37 feet; thence South 01°11'24" East 271.20 feet; thence South 88°42'00" East 297.01 feet to the east line of said Southeast Quarter (SE $\frac{1}{4}$ ) of the Northeast Quarter (NE $\frac{1}{4}$ ); thence South 00°07'37" West along said east line a distance of 1041.77 feet to the southeast corner of the Northeast Quarter (NE $\frac{1}{4}$ ) of said Section Four (4) and the point of beginning;

AND,

The east 5.00 acres of the Southwest Quarter (SW $\frac{1}{4}$ ) of the Northeast Quarter (NE $\frac{1}{4}$ ) of Section Four (4), Township Seventy-six (76) North, Range Twenty-seven (27) West of the Fifth Principal Meridian, Madison County, Iowa.

Said tract contains 68.20 acres and is subject to a Madison County Highway Easement over the southeasterly 0.42 acres thereof.

Sellers reserve a perpetual easement over, under, and across the North 150 feet of the East 1450 feet and the East 100 feet of the North 275 feet of the West 1180 feet of said Parcel A 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.