

THE IOWA STATE BAR ASSOCIATION Official Form No. 101 ISBA# 02714 Jordan, Oliver & Walters, P.C. Box 230, Winterset, IA 50273 (515/462-3731)

ORIGINAL

INDEXED ✓
RECORDED ✓
COMPARED ✓

REAL ESTATE TRANSFER TAX PAID 52 STAMP # \$ 223.20
RECORDER [Signature]
DATE 5-30-97 COUNTY

FILED NO. 3358
BOOK 137 PAGE 586
97 MAY 30 PM 2:56
MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA

REC \$ 12.00
ADD \$ 10.00
R.A.F. \$ 1.00

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

For the consideration of ONE HUNDRED FORTY THOUSAND-----(\$140,000.00)----- Dollar(s) and other valuable consideration,

Marvin D. Cox and Mary A. Cox, Husband and Wife,
do hereby Convey to
Thomas R. and Ruth R. Harkin
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

SS: MADISON COUNTY,
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

[Signature] Marvin D. Cox (Grantor)

[Signature] 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.

[Signature] Notary Public

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



COX/HARKIN REAL ESTATE DESCRIPTION

Parcel "A" located in the Southwest Quarter (SW¼) of the Southwest Quarter (SW¼) of Section Thirty-five (35), Township Seventy-seven (77) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, described as follows: Beginning at the southeast corner of the Southwest Quarter (SW¼) of the Southwest Quarter (SW¼) of said Section Thirty-five (35), thence on an assumed bearing of North 89°40'27" West along the south line of said Southwest Quarter (SW¼) of the Southwest Quarter (SW¼) a distance of 687.64 feet; thence North 00°23'25" East 172.26 feet; thence North 43°22'33" East 42.91 feet; thence North 00°41'03" East 455.50 feet; thence South 89°59'03" East 655.42 feet to the east line of the Southwest Quarter (SW¼) of the Southwest Quarter (SW¼) of said Section Thirty-five (35); thence South 00°20'07" West along said east line 662.65 feet to the southeast corner of said Southwest Quarter (SW¼) of the Southwest Quarter (SW¼) and the point of beginning. Said tract contains 10.10 acres and is subject to a Madison County Highway Easement over the southerly 0.52 acres thereof;

AND,

Parcel "A" located in the Northwest Quarter (NW¼) of the Northwest Quarter (NW¼) of Section Two (2), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, described as follows: Beginning at the northeast corner of the Northwest Quarter (NW¼) of the Northwest Quarter (NW¼) of said Section Two (2); thence South 00°00'00" East 866.62 feet; thence North 78°20'16" West 409.79 feet; thence South 86°51'30" West 46.71 feet; thence South 88°45'31" West 129.71 feet; thence North 71°34'23" West 22.56 feet; thence North 76°11'19" West 134.72 feet; thence North 71°04'55" West 139.88 feet; thence North 66°15'22" West 163.10 feet; thence North 51°38'31" West 151.25 feet; thence North 48°19'34" West 184.39 feet; thence North 00°28'00" East 429.58 feet to the north line of the Northwest Quarter (NW¼) of the Northwest Quarter (NW¼) of said Section Two; thence South 89°40'27" East along said north line 1264.33 feet to the northeast corner of said Northwest Quarter (NW¼) of the Northwest Quarter (NW¼) and the point of beginning. Said tract contains 21.21 acres and is subject to a Madison County Highway Easement over the northerly 0.96 acres thereof,