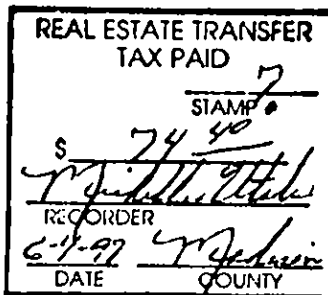


THE IOWA STATE BAR ASSOCIATION
Official Form No. 103

ISBA# 02714 Jordan, Oliver & Walters, P.C.
Box 230, Winterset, IA 50273 (515/462-3731)

ORIGINAL

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RECORDED
COMPARED
REC \$ 5.00
L.S. \$ 5.00
R.M.F. \$ 1.00



FILED NO. 3422
BOOK 137 PAGE 594
97 JUN -4 PM 3:31
MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA

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 FORTY-SEVEN THOUSAND-----(\$47,000.00)---
Dollar(s) and other valuable consideration,

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

do hereby Convey to

Gregory A. Criswell and Trisha D. Criswell, 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:

That part of the Northeast Quarter (NE¼) of the Northwest Quarter (NW¼) and Northwest Quarter (NW¼) of the Northeast Quarter (NE¼) 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 northeast corner of the Northeast Quarter (NE¼) of the Northwest Quarter (NW¼) of said Section Two (2); thence on an assumed bearing North 89°48'06" East along the north line of the Northwest Quarter (NW¼) of the Northeast Quarter (NE¼) of said Section Two (2) a distance of 203.46 feet; thence South 04°47'12" West 70.25 feet; thence South 12°16'22" West 299.11 feet; thence South 55°01'03" West 243.70 feet; thence South 00°00'12" West 340.75 feet; thence South 26°23'58" West 150.10 feet; thence North 87°00'40" West 231.28 feet; thence North 87°44'27" West 71.07 feet; thence North 00°00'00" West 964.10 feet to the north line of said Northeast Quarter (NE¼) of the Northwest Quarter (NW¼); thence South 89°40'27" East along said north line 434.40 feet to the northeast corner of the Northeast Quarter (NE¼) of the Northwest Quarter (NW¼) of said Section Two (2) and the point of beginning. Said tract contains 10.43 acres and is subject to Madison County Highway Easement over the northerly 0.48 acres thereof.

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 28, 1997

MADISON COUNTY, ss:

On this 27 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

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

