

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

REAL ESTATE TRANSFER
TAX PAID

STAMP # 12

\$ 304 ⁰⁰

Michelle Utzler
RECORDER

6-6-97 Madison
DATE COUNTY

COMPUTER
RECORDED
COMPARED

FILED NO. 3453
BOOK 137 PAGE 600
97 JUN -6 PM 3:57
MICHELLE UTZLER
RECORDER
MADISON COUNTY, IOWA

REC 10
AUG 10
A.M.F. 1

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 NINETY THOUSAND-----(\$190,000.00)---
Dollar(s) and other valuable consideration,

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

do hereby Convey to

Paul F. Cain and Kelly J. Cain,

the following described real estate in Madison County, Iowa:

The East Half (1/2) of the Southeast Quarter (1/4) of Section Thirty-four (34), and the West Half (1/2) of the Southwest Quarter (1/4) of Section Thirty-five (35), all in Township Seventy-seven (77) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, subject to county road right-of-way easements of record; except PARCEL "A" located in the Southwest Quarter (1/4) of the Southwest Quarter (1/4) 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 (1/4) of the Southwest Quarter (1/4) 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 (1/4) of the Southwest Quarter (1/4) 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 (1/4) of the Southwest Quarter (1/4) 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 (1/4) of the Southwest Quarter (1/4) and the point of beginning. Said excepted tract contains 10.10 acres and is subject to a Madison County Highway Easement over the southerly 0.52 acres thereof, AND, (See 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 28, 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)



ATTACHMENT TO COX/CAIN DESCRIPTION

EXCEPT, a tract containing 3.45 acres conveyed to Madison County, Iowa, by Warranty Deed recorded in Deed Record 57, Page 521, for road purposes and for use as a public highway.