THE IOWA STATE BAR ASSOCIATION Official Form No. 101

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

ORIGINAL

REAL ESTATE TRANSFER TAX PAID STAMP # CORDER disor COUNTY

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COSMITTER

RECONDED

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MICHELLE UTSLES RECORDER MADISON COUNTY 1096

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

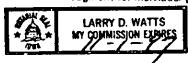
For the consideration of ONE HILL	NDDED NEVERS	W. Musicana
ollar(s) and other valuable consideration	NDRED NINET	Y THOUSAND(\$190,000.00)
mor(s) and other variable consideration	JII,	
Marvin D. Cox and Mary	A. Cox, Hu	usband and Wife,
haraba Carana		
hereby Convey to		
Paul F. Cain and Kelly	J. Cain,	
following described real estate in _	Madison	County, Iowa:
The East Half (1/2) of the Southe	east Quarter (%	4) of Section Thirty-four (34), and the
		of Section Thirty-five (35), all in Township
Seventy-seven (77) North, Rang	e Twenty-seven	n (27) West of the 5th P.M., Madison
County, Iowa, subject to county	road right-of-	way easements of record; except PARCE
		the Southwest Quarter (1/4) of Section
Thirty flya (35) Township Sava	ntu savan (77) !	North Dance Twenty coven (27) West of

Inirty-live (35), Iownship 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,	Dated: May 28, 1997	
MADISON COUNTY, On this 29 day of 104, 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)
to me known to be the identical persons named in and who executed the foregoing instrument and	Mary A. Cox	(Grantor)
acknowledged that they executed the same as their voluntary act and deed.		(Grantor)
(This form of acknowledgment for individual grantor(s) only)		(Grantor)



101 WARRANTY DEED Revised November, 1995

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.