

ORIGINAL

FOR THE LEGAL EFFECT OF THE USE OF
THIS FORM, CONSULT YOUR LAWYER

CHECKER
RECORDED
COMPARED

REAL ESTATE TRANSFER
TAX PAID 22
STAMP #
\$ 91.30
[Signature]
RECORDER
6-13-97 Madison
DATE COUNTY

FILED NO. 3521

BOOK 137 PAGE 615

97 JUN 13 AM 11:37

NICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA

REG. \$ 5.00
ADD. S. \$ 5.00
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



WARRANTY DEED

SPACE ABOVE THIS LINE
FOR RECORDER

For the consideration of FIFTY-SEVEN THOUSAND FIVE HUNDRED---- (\$57,500.00)--
Dollar(s) and other valuable consideration,

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

do hereby Convey to

Thomas E. Christensen and DeAnn S. Christensen,

the following described real estate in Madison County, Iowa:

That part of the Southwest Quarter (SW¼) of the Southeast Quarter (SE¼) and the Southeast Quarter (SE¼) of the Southwest Quarter (SW¼) of Section Thirty-four (34), Township Seventy-seven (77) North, Range Twenty-seven (27) West of the Fifth Principal Meridian, Madison County, Iowa, described as follows: Beginning at the northwest corner of the Southwest Quarter (SW¼) of the Southeast Quarter (SE¼) of said Section Thirty-four (34); thence on an assumed bearing of South 89°39'41" East along the north line of the Southwest Quarter (SW¼) of the Southeast Quarter (SE¼) of said Section Thirty-four (34), a distance of 1333.85 feet; thence South 00°13'50" West along the east line of said Southwest Quarter (SW¼) of the Southeast Quarter (SE¼) a distance of 1159.59 feet; thence North 60°13'38" West 278.46 feet; thence North 87°23'05" West 1093.10 feet; thence North 00°15'49" East 979.32 feet to the northwest corner of the Southwest Quarter (SW¼) of the Southeast Quarter (SE¼) of said Section Thirty-four (34) and the point of beginning. Said tract contains 31.17 acres and is subject to Madison County Highway Easement over the northerly and southeasterly 0.99 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: June 2, 1997

ss: MADISON COUNTY,
On this 6 day of June,
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
Marvin D. Cox (Grantor)

Mary A. Cox
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 for individual grantor(s) only)

(Grantor)

(Grantor)