

ORIGINAL

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REC 9.5.00
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R.M.F. 8.6.02

REAL ESTATE TRANSFER
TAX PAID 26
STAMP
\$ 47.20
RECORDED
DATE 5-29-97
COUNTY Madison

FILED NO: 3546

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97 JUN 16 AM 11:56

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 THIRTY THOUSAND Dollar(s) and other valuable consideration, (\$30,000.00)

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

do hereby Convey to

Jimmy R. Harvey and Sheryl M. Harvey,

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) 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 northwest corner of the Northeast Quarter (NE¼) of the Northwest Quarter (NW¼) of said Section Two (2); thence on an assumed bearing South 89°40'27" East along the north line of said Northeast Quarter (NE¼) of the Northwest Quarter (NW¼) a distance of 409.18 feet; thence South 00°00'00" East 948.01 feet; thence North 87°44'27" West 4.41 feet; thence North 78°20'16" West 413.29 feet; thence North 00°00'00" West 866.62 feet to the northwest corner of said Northeast Quarter (NE¼) of the Northwest Quarter (NW¼) and the point of beginning. Said tract contains 8.53 acres and is subject to Madison County Highway Easement over the northerly 0.31 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,
MADISON COUNTY, ss:

Dated: May 29, 1997

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
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.

Larry D. Watts

Notary Public

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

