

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

REGISTER
RECORDED
COMPARED

REC. \$ 5.00
AUD. \$ 5.00
R.M.F. \$ 1.00

REAL ESTATE TRANSFER	
TAX PAID 27	
STAMP	
\$ 72.00	
RECORDED	T. Jordan
DATE 6-16-97	COUNTY

FILED NO. 3547
BOOK 137 PAGE 622
97 JUN 16 AM 11:58
MICHELLE UTGLE
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

For the consideration of FORTY-SIX THOUSAND (\$46,000.00) Dollar(s) and other valuable consideration,

Marvin D. Cox and Mary A. Cox, Husband and Wife,
do hereby Convey to

David L. Barner and Julie A. Barner,
the following described real estate in Madison County, Iowa:

Parcel "B" described as 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: Commencing 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 to the point of beginning; thence South 89°40'27" East along said north line 476.42 feet; thence South 00°00'00" East 964.10 feet; thence North 87°44'27" West 476.79 feet; thence North 00°00'00" West 948.01 feet to the north line of said Northeast Quarter (NE¼) of the Northwest Quarter (NW¼) and the point of beginning. Said tract contains 10.46 acres and is subject to Madison County Highway Easement over the northerly 0.36 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 4, 1997

ss: MADISON COUNTY,

On this 5 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 (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)

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

