

**ORIGINAL**

SEARCHED ✓  
RECORDED ✓  
COMPARED ✓

REC \$ 5.00  
AUC \$ 5.00  
S.M.F. \$ 1.00

REAL ESTATE TRANSFER  
TAX PAID 37  
STAMP #  
\$ 53.60  
RECORDED  
DATE COUNTY

FILED NO. 3671

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97 JUN 26 PM 3:03

MICHELLE L. LILL  
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 THIRTY-FOUR THOUSAND (\$34,000.00) Dollar(s) and other valuable consideration,

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

do hereby Convey to

Phillip Draman and Kenneth L. and Mary H. Draman

the following described real estate in Madison County, Iowa:

Parcel "C" described as that part of the Northwest Quarter (NW¼) and the Northeast Quarter (NE¼) of Section Three (3), Township Seventy-six (76) North, Range Twenty-seven (27) West of the Fifth Principal Meridian, Madison County, Iowa, described as follows: Commencing at the southwest corner of the Northwest Quarter (NW¼) of said Section Three (3); thence on an assumed bearing of South 89°51'52" East along the south line of the Northwest Quarter (NW¼) of said Section Three (3) a distance of 1423.56 feet to the centerline of a Madison County Highway; thence northeasterly 13.28 feet along said centerline and a curve concave northwesterly and not tangent with the last described line, said curve has a radius of 1170.58 feet, a central angle of 00°39'00", and a chord 13.28 feet in length bearing North 81°46'36" East; thence North 81°27'09" East along said centerline 295.98 feet to the point of beginning; thence North 81°27'09" East along said centerline 673.20 feet; thence northeasterly 324.47 feet along said centerline and a tangential curve concave to the northwest and having a radius of 402.08 feet, a central angle of 46°14'14" and a chord 315.74 feet in length bearing North 58°20'02" East; thence North 35°12'55" East along said centerline 571.62 feet; thence South 84°37'12" West 357.51 feet; thence North 81°52'29" West 510.62 feet; thence North 08°15'11" East 98.85 feet; thence North 87°18'18" West 144.84 feet; thence North 88°18'57" West 272.28 feet; thence South 00°00'00" East 884.11 feet to the centerline of a Madison County Highway and the point of beginning. Said tract contains 17.00 acres and is subject to a Madison County Highway Easement over the southeasterly 1.17 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 3, 1997

MADISON COUNTY, ss:

On this 4 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

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

