

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

SEARCHED
RECORDED
INDEXED
FEE \$ 5.00
APP. \$ 5.00
S.M.F. \$ 1.00

REAL ESTATE TRANSFER
TAX PAID
STAMP 3
\$ 35,200
RECORDED
7-1-97
DATE COUNTY

FILED NO. 5
BOOK 137 PAGE 664
97 JUL - 1 PM 3:08
MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA
515/462-3731

Preparer Information Lewis H. Jordan P.O. Box 230 Winterset
Individual's Name Street Address City Phone

SPACE ABOVE THIS LINE FOR RECORDER

WARRANTY DEED

For the consideration of THIRTY-FIVE THOUSAND (\$35,000.00) Dollar(s) and other valuable consideration,

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

do hereby Convey to

Luie E. Weikum and Cynthia S. Weikum,

the following described real estate in Madison County, Iowa:

Parcel "B" described as that part of the Northwest Quarter (NW¼) and the Southwest Quarter (SW¼) 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 1055.96 feet to the point of beginning; thence North 00°00'00" West 1020.35 feet; thence South 88°42'00" East 345.42 feet; thence South 08°40'56" West 74.26 feet; thence South 88°18'57" East 339.46 feet; thence South 00°00'00" East 884.11 feet to the centerline of a Madison County Highway; thence South 81°27'08" West along said centerline 295.98 feet; thence southwesterly 13.28 feet along said centerline and a tangential curve concave to the northwest having a radius of 1170.58 feet, a central angle of 00°39'00" and a chord 13.28 feet in length bearing South 81°46'36" West to the south line of the Northwest Quarter (NW¼) of said Section Three (3); thence southwesterly 166.37 feet along said centerline and a tangential curve concave to the northwest having a radius of 1170.58 feet, a central angle of 08°08'35" and a chord 166.23 feet in length bearing South 86°10'26" West; thence North 89°45'16" West along said centerline 201.74 feet; thence North 00°00'00" West 11.10 feet to the south line of the Northwest Quarter (NW¼) of said Section Three (3) and the point of beginning. Said tract contains 15.01 acres and is subject to Madison County highway Easement over the southerly 0.51 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

SS: MADISON COUNTY,
On this 16 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.

Sony Walters

11-1-97 Notary Public
(This form of acknowledgment for individual grantor(s) only)

(Grantor)

(Grantor)