

**ORIGINAL**

FILED NO. 1289

BOOK 138 PAGE 47

97 SEP 29 AM 10:34

RECORDED  
INDEXED

REC \$ 10.00

AUD \$ 5.00

R.M.F. \$ 1.00

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

**CORRECTION  
WARRANTY DEED**

SPACE ABOVE THIS LINE  
FOR RECORDER

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

Marvin D. Cox and Mary A. Cox,

do hereby Convey to

Rick L. Maddux and Cynthia A. Maddux,

the following described real estate in Madison County, Iowa:

SEE DESCRIPTION ATTACHED.

THIS DEED IS ONLY TO CORRECT THE NAME OF THE GRANTEES  
AS SET FORTH IN THE ORIGINAL DEED FILED FOR RECORD  
MAY 19, 1997, AT BOOK 137, PAGE 542.

(No Declaration of Value or Groundwater Statement  
Required)

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: September 23, 1997

MADISON COUNTY,

SS:

On this 28 day of September,  
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.

Barry A. Watts  
11-1-97 Notary Public

(Grantor)

(Grantor)

tan corrected check  
See Deed Rec 138-395  
1-15-98

**COX/MADDUX REAL ESTATE DESCRIPTION****PARCEL D DESCRIBED AS FOLLOWS:**

**That part of the Northwest Quarter, the Northeast Quarter, the Southwest Quarter and the Southeast Quarter of Section Three (3), Township Seventy-six (76) North, Range Twenty-seven (27) West of the Fifth Principal Meridian, 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 and the point of beginning; 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 05°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 969.19 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 398.05 feet; thence South 44°47'24" East 647.03 feet; thence South 20°41'40" West 423.64 feet; thence South 78°38'51" West 1872.00 feet; thence North 04°44'36" West 579.20 feet to the centerline of a Madison County Highway; thence Northeasterly 107.80 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 05°16'35", and a chord 107.76 feet in length bearing North 84°44'26" East to the south line of the Northwest Quarter (NW¼) of said Section Three (3) and the point of beginning. Said tract contains 27.00 acres and is subject to a Madison County Highway Easement over the Northerly 1.38 acres thereof.**

**Seller reserves a perpetual easement over, under and across the southerly 150 feet, the northeasterly 50 feet, and the southeasterly 50 feet of said Parcel D for the purpose of erecting, installing, maintaining and rebuilding surface water control practices, including but not limited to terraces and grass waterways, for the purpose of controlling the flow of runoff water onto adjacent lands.**