

THE IOWA STATE BAR ASSOCIATION
Official Form No 103

ISBA# 02714 Jordan Oliver & Walters P C
Box 230 Winterset IA 50273 (515/462 3731)

ORIGINAL

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CD ✓

REAL ESTATE TRANSFER
TAX PAID 39
STAMP #
\$ 95.20
Michelle Ut L
R.C. R.
10-27-97
L.A. R.

FILED NO 1660

BOOK 138 PAGE 180

97 OCT 27 PM 2:00

MICHELLE UT L
RECORDER
MADISON COUNTY, IOWA

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

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 SIXTY THOUSAND (\$60,000.00) Dollar(s) and other valuable consideration,

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

do hereby Convey to

Don L. Brill and Kristi K. Brill,

as Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described real estate in Madison County, Iowa

Parcel "H" described as follows: That part of 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 said Section Three (3); thence on an assumed bearing of North 00°07'32" East along the west line of the Southwest Quarter (SW¼) of said Section Three (3) a distance of 1113.92 feet to the point of beginning; thence North 00°07'32" East along said west line a distance of 535.25 feet; thence South 89°52'28" East 438.00 feet; thence North 06°33'07" East 547.81 feet, thence South 80°34'27" East 877.66 feet; thence South 03°15'11" West 936.15 feet; thence South 90°00'00" West 1314.37 feet to the west line of the Southwest Quarter (SW¼) of said Section Three (3) and the point of beginning. Said tract contains 25.98 acres and is subject to a Madison County Highway Easement over the westerly 0.44 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 September 17, 1997

MADISON COUNTY, ss

On this 17th 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 (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

Robert C Duff

Notary Public

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

