

THE IOWA STATE BAR ASSOCIATION  
Official Form No. 101

FOR THE LEGAL EFFECT OF THE USE  
OF THIS FORM, CONSULT YOUR LAWYER

REAL ESTATE TRANSFER  
TAX PAID  
STAMP # 9  
27 / 20  
*Michelle Utsler*  
RECORDER  
1-10-91 Madison  
DATE COUNTY

FILED NO. 1631

BOOK 129 PAGE 458

92 JAN 10 AM 11:05

Fee \$5.00  
Transfer \$5.00

MICHELLE UTSLER  
RECORDER  
MADISON COUNTY, IOWA

COPIED

SPACE ABOVE THIS LINE  
FOR RECORDER



### WARRANTY DEED

For the consideration of Fifteen Thousand and no/100  
Dollar(s) and other valuable consideration, Marvin D. Cox and Mary A. Cox, husband  
and wife,

do hereby Convey to Eugene H. Farlow

the following described real estate in Madison County, Iowa:

The East 233 feet of the following described real estate: All that part of the Northwest Quarter (1/4) of the Southeast Quarter (1/4) of Section Thirty-one (31), Township Seventy-six (76) North, of Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, lying North of the public highway running East and West through said forty-acre tract and connecting with Court Avenue in Winterset, Iowa, and South of the right of way of the Chicago, Rock Island & Pacific Railway Company (excepting therefrom a tract 30 feet in width off of the West side thereof and a tract 550 feet in width off of the East side thereof) and excepting from the above described tract a tract 175 feet in length from East to West and 100 feet in width from North to South lying in the Northwest corner thereof, and also excepting a tract described as follows: Commencing at a point 10 feet South of the point of intersection of the South line of Jefferson Street in Winterset, Iowa, extended East, with the West line of said Northwest Quarter (1/4) of the Southeast Quarter (1/4), running thence East 8 rods, thence North 10 rods, thence West 8 rods, thence South 10 rods to the place of beginning, subject to easement for railroad right-of-way purposes and for use as a railroad right-of-way in the following described tract, to-wit: Beginning at a point 550 feet West of and 198 feet South of the Northeast corner of the West Half (1/2) of the Southeast Quarter (1/4) of said Section Thirty-one (31), thence West 150 feet, thence Southeasterly 212.14 feet, more or less, to the West line of the East 550 feet of the West Half (1/2) of the Southeast Quarter (1/4) of said Section Thirty-one (31), thence North 150 feet to place of beginning, excepting the following described real estate: Commencing at the center of Section Thirty-one (31), Township Seventy-six (76) North, Range Twenty-seven (27), West of the 5th P.M., Madison County, Iowa, thence South 0°00' East, along the West line of the Southeast Quarter (1/4) of said Section Thirty-one (31), 1056.22 feet, to the center line of the Easterly extension of Court Avenue, in Winterset, Madison County, Iowa, thence North 89°37' East, 474.0 feet, along said center line, thence North 90°00' East 75.0 feet, along said center line, thence North 0°00' East 40.0 feet to the point of beginning, thence North 0°00' East 200.0 feet, thence North 90°00' East, 200 feet, thence South 0°00' East, 200.0 feet, thence North 90°00' West, 200.0 feet, to the point of beginning.

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 acknowledgement hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

STATE OF Iowa  
Madison COUNTY, ss:

DATED: November 5, 1991

On this 5th day of November,  
1991, 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 acknow-  
ledged that they executed the same as their voluntary  
act and deed.

\_\_\_\_\_  
(Grantor)

\_\_\_\_\_  
(Grantor)

John E. Casper Notary Public  
This form of acknowledgement for individual grantor(s) only

