

REC \$ 5.00
AUD \$ 5.00

REAL ESTATE TRANSFER	
TAX PAID	27
STAMP #	
\$	69.00
RECORDED	<i>[Signature]</i>
DATE	8-21-92
COUNTY	Madison

FILED NO. 483
BOOK 57 PAGE 636
92 AUG 21 AM 9:06
MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA

COMPARED

IND. ✓
REC. ✓
PAGE 1

SPACE ABOVE THIS LINE
FOR RECORDER



WARRANTY DEED

For the consideration of FORTY-FOUR THOUSAND (\$44,000.00)
Dollar(s) and other valuable consideration, Marvin D. Cox and Mary A. Cox, Husband and Wife,

do hereby Convey to FIRST BAPTIST CHURCH OF WINTERSSET, IOWA,

the following described real estate in Madison County, Iowa:

A parcel of land being the East 5 acres of the East Half (E½) of the North 22 Acres of the Northwest Quarter (NW¼) of the Southwest Quarter (SW¼) of Section thirty-six (36), in Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., City of Winterset, Madison County, Iowa, more particularly described as follows: Commencing at the West Quarter Corner of Section Thirty-six (36), in Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, thence along the North line of the Southwest Quarter (SW¼) of said Section Thirty-six (36), North 90°00'00" East, 1019.11 feet to the point of beginning, thence continuing along said North line, North 90°00'00" East, 300.41 feet to the Northeast Corner of the Northwest Quarter (NW¼) of the Southwest Quarter (SW¼) of said Section Thirty-six (36), thence South 00°43'13" East, 725.35 feet along the East line of said Northwest Quarter (NW¼) of the Southwest Quarter (SW¼), thence South 90° 00' 00" West, 300.17 feet, thence North 00°44'23" West, 725.35 feet to the point of beginning, said parcel of land contains 5.000 Acres including 0.110 Acres of Public Street Right of Way

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 ss:
MADISON COUNTY,

Dated: AUGUST 13, 1992

On this 14 day of August,
19 92, 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.

(Grantor)

[Signature]
Notary Public



(Grantor)

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