



# WARRANTY DEED

Know All Men by These Presents: That Robert M. Willcox, Jr., a single  
person

COMPUTER <input checked="" type="checkbox"/>	REC. \$ <u>10.00</u>	FILED NO. <u>285</u>
RECORDED <input checked="" type="checkbox"/>	AUD. \$ <u>5.00</u>	BOOK <u>133</u> PAGE <u>239</u>
COMPARED <input checked="" type="checkbox"/>	R.M.F. \$ <u>1.00</u>	94 AUG - 1 AM 9:25

in consideration\* of the sum of One Dollar (\$1.00) MICHELLE UYSLER  
RECORDER  
MADISON COUNTY, IOWA

in hand paid do hereby Convey unto Richard H. Maxwell, Jr. and Kalina M. Maxwell,  
husband and wife

Grantees' Address: \_\_\_\_\_  
the following described real estate, situated in Madison County, Iowa, to-wit:

Commencing at the NW corner NW 1/4 NE 1/4 Section 35 Township 74 North,  
Range 26 West of the 5th P.M.; thence North 86°47'E 295.67 feet to the  
point of beginning; Thence South 10°10'E 309.15 feet; thence South  
63°31' E 457.8 feet; thence N0°55'W 532.65 feet; thence South 86°47'W  
457.8 feet to the point beginning and containing 4.08 acres,  
including present established highway--NOTE: In legal description, the  
West side of the NW 1/4 and NE 1/4 was assumed to bear due North and  
South.

This Warranty Deed fulfills the Real Estate Contract filed at Book 129,  
Page 584 of the Madison County Recorder's Office.

And the grantors do Hereby Covenant with the said grantees, and successors in interest, that said grantors hold  
said real estate by title in fee simple; that they have good and lawful authority to sell and convey the same; that said  
premises are Free and Clear of all Liens and Encumbrances whatsoever except as may be above stated; and said  
grantors Covenant to Warrant and Defend the said premises against the lawful claims of all persons whomsoever,  
except as may be above stated.

Each of the undersigned hereby relinquishes all rights of dower, homestead and distributive share in and to the  
above described premises.

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.

Signed this July 21 day of \_\_\_\_\_, 1994.

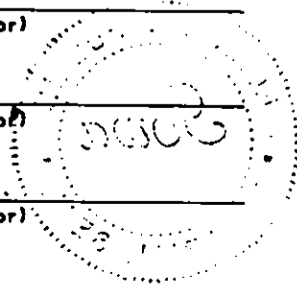
\* Real Estate Transfer Tax: See  
Chapter 428A, the Code 1973.

Robert M Willcox Jr  
Robert M. Willcox, Jr. (Grantor)

4711 SE 14<sup>th</sup> Des Moines  
(Address of Grantor)

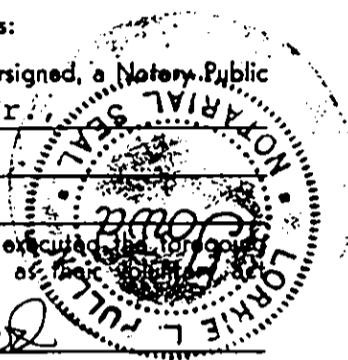
(Grantor)	(Address of Grantor)
(Grantor)	(Address of Grantor)
(Grantor)	(Address of Grantor)
(Grantor)	(Address of Grantor)
(Grantor)	(Address of Grantor)
(Grantor)	(Address of Grantor)

REAL ESTATE TRANSFER  
TAX PAID  
STAMP #  
\$ 16.00  
Michelle Uysler  
RECORDER  
8-1-94 Madison  
DATE COUNTY



STATE OF Iowa, Polk COUNTY, ss:

On this 21st day of July, 1994, before me, the undersigned, a Notary Public in and for said County and said State, personally appeared Robert M. Willcox, Jr.



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.

RECORDED  
Lorrie L. Fuller  
2  
Notary Public in and for said County and said State.  
21 JUL 94  
IWX BVD  
SEVT 221116 107253

STATE OF \_\_\_\_\_ COUNTY, ss:

On this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, before me, the undersigned, a Notary Public in and for said County and said State, personally appeared \_\_\_\_\_

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.

\_\_\_\_\_  
Notary Public in and for said County and said State.

STATE OF \_\_\_\_\_ COUNTY, ss:

On this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, before me, the undersigned, a Notary Public in and for said County and said State, personally appeared \_\_\_\_\_

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.

\_\_\_\_\_  
Notary Public in and for said County and said State.