

REC \$ 5.00
AUD \$ 10.00
R.M.F. \$ 1.00

FILED NO. 743

BOOK 133 PAGE 371

94 SEP 12 AM 10:08

COMPUTER
RECORDED
COMPARED

MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA

SPACE ABOVE THIS LINE
FOR RECORDER



WARRANTY DEED

For the consideration of ONE AND NO/100----- (\$1.00)
Dollar(s) and other valuable consideration,
RICHARD L. COOPER and JEANNE I. COOPER, Husband and Wife,

do hereby Convey to
JEANNE I. COOPER

the following described real estate in Madison County, Iowa:

Parcel "A" located in the West Half (W $\frac{1}{2}$) of the Southeast Quarter (SE $\frac{1}{4}$) of Section Nineteen (19), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, more particularly described as follows: Commencing at the South Quarter Corner of Section Nineteen (19), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa; thence, along the South line of said Section Nineteen (19), South 89°41'29" East 653.70 feet to the centerline tangent of Country Club Road; thence, along said centerline tangent, North 00°01'21" West 1005.15 feet; thence North 89°58'39" East 136.67 feet to the Point of Beginning; thence Northeasterly 722.08 feet, along the centerline of said Country Club Road and a curve concave Southeasterly having a radius of ~~1299.20~~ 1299.20 feet, a central angle of 32°29'41" and a chord bearing North 43°00'57" East 712.44 feet; thence South 30°44'12" East 55.00 feet; thence South 16°01'11" West 352.97 feet; thence South 32°24'30" West 250.97 feet; thence North 74°49'53" West 292.97 feet to the Point of Beginning. Said Parcel "A" contains 3.264 acres, including 0.885 acres of county road right-of-way.

AND

Lot Twenty-six (26) in Honors Acres Second Addition to the City of Winterset, Madison County, Iowa.

NOTE: This is a deed between husband and wife without actual consideration; no declaration of value or groundwater hazard statement is 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: Sept. 8, 1994

ss:

MADISON COUNTY,

On this 8 day of Sept.,
199 4, before me, the undersigned, a Notary Public in and for said State, personally appeared Richard L. Cooper and Jeanne I. Cooper

Richard L. Cooper (Grantor)
Jeanne I. Cooper (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.

Jerrold B. Oliver
Notary Public

(Grantor)
(Grantor)

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



DEED RECORD 133

371