

FILED NO. 1261

BOOK 56 PAGE 372

Fee \$5.00
Transfer \$5.00

90 DEC 18 AM 8: 22

MARY E. WELTY
RECORDER
MADISON COUNTY, IOWA

Casper

SPACE ABOVE THIS LINE
FOR RECORDER



WARRANTY DEED

For the consideration of Five Hundred and no/100 (\$500.00)
Dollar(s) and other valuable consideration, B. W. Farlow a/k/a Billy W. Farlow and
Kathryn A. Farlow, husband and wife

do hereby Convey to Marvin D. Cox

the following described real estate in Madison County, Iowa:

A tract of land in the North Half (1/2) of the Northwest Fractional Quarter of Section Thirty-one (31), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., City of Winterset, Madison County, Iowa, more particularly described as:

Commencing at the Southwest Corner of the Northwest Fractional Quarter of the Northwest Fractional Quarter of Section Thirty-one (31), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M.; thence South 88°37'00" East 1,387.11 feet along the South line of the North Half (1/2) of the Northwest Fractional Quarter (1/4) of Section Thirty-one (31); thence North 00°31'02" East 177.10 feet to the point of beginning; thence North 88°37'00" West 102.99 feet; thence North 00°40'58" East 180.00 feet; thence South 88°37'00" East 102.99 feet; thence South 00°31'02" West to the point of beginning.

Wherever in the chain of title to the above property the names B. W. Farlow, Bill W. Farlow, Billy W. Farlow appear they refer to one and the same person

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

DATED: 11-12-1990

MADISON COUNTY, ss:

On this 17th day of December

1990, before me, the undersigned, a Notary Public

in and for said State, personally appeared Billy W. Farlow and Kathryn A. Farlow

Farlow

Billy W. Farlow
Billy W. Farlow (Grantor)

Kathryn A. Farlow
Kathryn A. Farlow (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.

John E. Casper Notary Public

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

(Grantor)

(Grantor)

