



Document 2010 3247

Book 2010 Page 3247 Type 03 001 Pages 4

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Rec Amt \$24.00 Aud Amt \$20.00

Rev Transfer Tax \$1,521.60

Rev Stamp# 642 DOV# 717

INDX ✓  
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CHEK

LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

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Official Form No. 101 - May 2006

Jerrold B. Oliver

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

Return To: Marvin Cox and Denise Cox, 2525 Cumming Rd., Winterset, IA 50273

Preparer: Jerrold B. Oliver, P.O. Box 230, Winterset, IA 50273, (515) 462-3731

Taxpayer: Marvin Cox and Denise Cox, 2525 Cumming Rd., Winterset, IA 50273



### WARRANTY DEED

For the consideration of \$951,500.00 Dollar(s) and other valuable consideration,  
Marvin Cox and Denise Cox, Husband and Wife

do hereby  
Convey to Robert M. Casper

the  
following described real estate in Madison County, Iowa:

An undivided one half interest in and to the following described real estate:  
See Exhibit "A" Attached

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.

Dated: December 17, 2010

Marvin Cox  
Marvin Cox

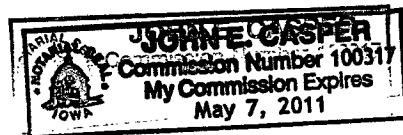
(Grantor)

Denise Cox  
Denise Cox

(Grantor)

STATE OF IOWA, COUNTY OF MADISON

This instrument was acknowledged before me on December 17, 2010, by Marvin Cox  
and Denise Cox



John E. Casper  
Notary Public

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

## EXHIBIT "A"

The Northwest Fractional Quarter ( $\frac{1}{4}$ ), the North Half ( $\frac{1}{2}$ ) of the Southwest Quarter ( $\frac{1}{4}$ ), the West Half ( $\frac{1}{2}$ ) of the Fractional Northwest Quarter ( $\frac{1}{4}$ ) of the Northeast Quarter ( $\frac{1}{4}$ ), and all that part of the East Half ( $\frac{1}{2}$ ) of the Fractional Northwest Quarter ( $\frac{1}{4}$ ) of the Northeast Quarter ( $\frac{1}{4}$ ) which lies West and North of North River, **ALL** in Section Two (2), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, **EXCEPT** the following described parcels, to-wit:

- (1) A tract located in the Northwest Quarter ( $\frac{1}{4}$ ) of the Northeast Quarter ( $\frac{1}{4}$ ) of said Section Two (2) described as follows: Commencing at the North Quarter Corner of said Section Two (2), thence North  $89^{\circ}52'$  East 209.9 feet along the North line of the Northeast Quarter ( $\frac{1}{4}$ ) of Section Two (2) to the Point of Beginning (This is an assumed bearing for the purpose of this description only), thence continuing North  $89^{\circ}52'$  East 835.8 feet along the north line of the Northeast Quarter ( $\frac{1}{4}$ ) of Section Two (2), thence South  $0^{\circ}08'$  East 104.9 feet, thence North  $86^{\circ}38'$  West 191.1 feet, thence North  $84^{\circ}43'$  West 647.4 feet, thence North  $0^{\circ}21'$  East 32.0 feet to the Point of beginning and containing 1.36 acres more or less,
- (2) Parcel "A" located in the Northwest Quarter ( $\frac{1}{4}$ ) of the Northwest Quarter ( $\frac{1}{4}$ ) of said Section 2, as shown in Plat of Survey filed in Book 2, Page 777, on April 24, 1997, in the Office of the Recorder of Madison County, Iowa;
- (3) Parcel "A" located in the Northeast Quarter ( $\frac{1}{4}$ ) of the Northwest Quarter ( $\frac{1}{4}$ ) of said Section 2, as shown in Plat of Survey filed in Book 2, Page 780, on April 25, 1997, in the Office of the Recorder of Madison County, Iowa;
- (4) Parcel "B" located in the Northeast Quarter ( $\frac{1}{4}$ ) of the Northwest Quarter ( $\frac{1}{4}$ ) of said Section 2, as shown in Plat of Survey filed in Book 2, Page 782, on April 25, 1997, in the Office of the Recorder of Madison County, Iowa;
- (5) Parcel "C" located in the Northeast Quarter ( $\frac{1}{4}$ ) of the Northwest Quarter ( $\frac{1}{4}$ ) and in the Northwest Quarter ( $\frac{1}{4}$ ) of the Northeast Quarter ( $\frac{1}{4}$ ) of said Section 2, as shown in Plat of Survey filed in Book 2, Page 784, on April 25, 1997, in the Office of the Recorder of Madison County, Iowa;
- (6) Parcel "E" located in the Northwest Quarter ( $\frac{1}{4}$ ) of the Southeast Quarter ( $\frac{1}{4}$ ) and in the North Half ( $\frac{1}{2}$ ) of the Southwest Quarter ( $\frac{1}{4}$ ) of said Section 2, as shown in Plat of Survey filed in Book 3, Page 162, on December 15, 1997, in the Office of the Recorder of Madison County, Iowa;
- (7) That part of Parcel "F" located in the Northwest Quarter ( $\frac{1}{4}$ ) of the Southwest Quarter ( $\frac{1}{4}$ ) of said Section 2, as shown in Plat of Survey filed in Book 3, Page 227, on April 29, 1998, and Amended by Affidavit filed in Miscellaneous Record 45, Page 255, on August 12, 1998, in the Office of the Recorder of Madison County, Iowa;

### AND

The Northwest Quarter ( $\frac{1}{4}$ ), the Northeast Quarter ( $\frac{1}{4}$ ), the North Half ( $\frac{1}{2}$ ) of the Northwest Quarter ( $\frac{1}{4}$ ) of the Southeast Quarter ( $\frac{1}{4}$ ), and the Northeast Quarter ( $\frac{1}{4}$ ) of the Southeast Quarter ( $\frac{1}{4}$ ), **ALL** in Section Three (3), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, **EXCEPT** the following described parcels, to-wit:

- (1) That part of Parcel "A" located in the Southwest Quarter ( $\frac{1}{4}$ ) of the Northwest Quarter ( $\frac{1}{4}$ ) of said Section 3, as shown in Plat of Survey filed in Book 2, Page 788,

- on May 2, 1997, in the Office of the Recorder of Madison County, Iowa;
- (2) That part of Parcel "B" located in the South Half ( $\frac{1}{2}$ ) of the Northwest Quarter ( $\frac{1}{4}$ ) of said Section 3, as shown in Plat of Survey filed in Book 3, Page 7, on May 30, 1997, in the Office of the Recorder of Madison County, Iowa;
  - (3) Parcel "C" located in the Southeast Quarter ( $\frac{1}{4}$ ) of the Northwest Quarter ( $\frac{1}{4}$ ) and in the Southwest Quarter ( $\frac{1}{4}$ ) of the Northeast Quarter ( $\frac{1}{4}$ ) of said Section 3, as shown in Plat of Survey filed in Book 3, Page 9, on May 30, 1997, in the Office of the Recorder of Madison County, Iowa;
  - (4) That part of Parcel "D" located in the Southeast Quarter ( $\frac{1}{4}$ ) of the Northwest Quarter ( $\frac{1}{4}$ ), in the Southwest Quarter ( $\frac{1}{4}$ ) of the Northeast Quarter ( $\frac{1}{4}$ ) and in the North Half ( $\frac{1}{2}$ ) of the Northwest Quarter ( $\frac{1}{4}$ ) of the Southeast Quarter ( $\frac{1}{4}$ ) of said Section 3, as shown in Plat of Survey filed in Book 2, Page 790 on May 8, 1997; and corrected in Plat of Survey filed in Book 3, Page 4 on May 21, 1997, in the Office of the Recorder of Madison County, Iowa;
  - (5) That part of Parcel "F" located in the Northeast Quarter ( $\frac{1}{4}$ ) of the Southeast Quarter ( $\frac{1}{4}$ ) of said Section 3, as shown in Plat of Survey filed in Book 3, Page 227, on April 29, 1998, and Amended by Affidavit filed in Miscellaneous Record 45, Page 255, on August 12, 1998, in the Office of the Recorder of Madison County, Iowa;
  - (6) That part of Parcel "O" located in the North Half ( $\frac{1}{2}$ ) of the Northwest Quarter ( $\frac{1}{4}$ ) of the Southeast Quarter ( $\frac{1}{4}$ ) of said Section 3, as shown in Plat of Survey filed in Book 3, Page 362, on December 23, 1998, in the Office of the Recorder of Madison County, Iowa;
  - (7) That part of Parcels "P", "Q", and "R" located in the North Half ( $\frac{1}{2}$ ) of the Northwest Quarter ( $\frac{1}{4}$ ) of the Southeast Quarter ( $\frac{1}{4}$ ) of said Section 3, as shown in Plat of Survey filed in Book 3, Page 365, on December 23, 1998, and corrected in Plat of Survey filed in Book 3, Page 597, on June 9, 2000, in the Office of the Recorder of Madison County, Iowa;
  - (8) That part of Parcel "S" located in the North Half ( $\frac{1}{2}$ ) of the Southeast Quarter ( $\frac{1}{4}$ ) of said Section 3, as shown in Plat of Survey filed in Book 3, Page 328, on September 28, 1998, in the Office of the Recorder of Madison County, Iowa;
  - (9) That part of Parcel "T" located in the North Half ( $\frac{1}{2}$ ) of the Southeast Quarter ( $\frac{1}{4}$ ) of said Section 3, as shown in Plat of Survey filed in Book 3, Page 369, on December 23, 1998, in the Office of the Recorder of Madison County, Iowa;
  - (10) That part of Parcel "U" located in the Northeast Quarter ( $\frac{1}{4}$ ) of the Southeast Quarter ( $\frac{1}{4}$ ) of said Section 3, as shown in Plat of Survey filed in Book 3, Page 345, on November 13, 1998, and Amended by Affidavit filed in Book 45, Page 447, in the Office of the Recorder of Madison County, Iowa;
  - (11) That part of Parcel "V" located in the North Half ( $\frac{1}{2}$ ) of the Northwest Quarter ( $\frac{1}{4}$ ) of the Southeast Quarter ( $\frac{1}{4}$ ) of said Section 3, as shown in Plat of Survey filed in Book 3, Page 314, on August 12, 1998, in the Office of the Recorder of Madison County, Iowa;

**AND**

The East 20 Acres of the Northeast Fractional Quarter ( $\frac{1}{4}$ ) of the Northeast Quarter ( $\frac{1}{4}$ ), and the Southeast Quarter ( $\frac{1}{4}$ ) of the Northeast Quarter ( $\frac{1}{4}$ ), all in Section Four (4), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M. Madison County, Iowa, **EXCEPT** that part of Parcel "A" located in the Southeast

Quarter ( $\frac{1}{4}$ ) of the Northeast Quarter ( $\frac{1}{4}$ ) of said Section Four (4), as shown in Plat of Survey filed in Book 2, Page 788, on May 2, 1997, in the Office of the Recorder of Madison County, Iowa,

**AND**

The Southeast Quarter ( $\frac{1}{4}$ ) of the Southwest Quarter ( $\frac{1}{4}$ ) and the Southwest Quarter ( $\frac{1}{4}$ ) of the Southeast Quarter ( $\frac{1}{4}$ ) in Section Thirty-four (34), Township Seventy-seven (77) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, **EXCEPT** Parcel "A" located in the Southwest Quarter ( $\frac{1}{4}$ ) of Southeast Quarter ( $\frac{1}{4}$ ) and in the Southeast Quarter ( $\frac{1}{4}$ ) of the Southwest Quarter ( $\frac{1}{4}$ ) of said Section Thirty-four (34) as shown in Plat of Survey filed in Book 3, Page 11, on May 30, 1997, **AND EXCEPT** Parcel "F" located in the Southeast Quarter ( $\frac{1}{4}$ ) of the Southwest Quarter ( $\frac{1}{4}$ ) of said Section Thirty-four (34), as shown in Plat of Survey filed in Book 2001, Page 3663, on August 17, 2001, in the Office of the Recorder of Madison County, Iowa;

**AND**

Lots One (1), Two (2), Three (3), and Four (4) of Country Estates West II Subdivision, located in the Southwest Quarter ( $\frac{1}{4}$ ) of the Southwest Quarter ( $\frac{1}{4}$ ) of Section Three (3), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa,

**AND**

Parcel "C" located in the Southwest Quarter ( $\frac{1}{4}$ ) of the Southwest Quarter ( $\frac{1}{4}$ ) of Section Thirty-four (34), Township Seventy-seven (77) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, as shown in Plat of Survey filed in Book 3, Page 281 on July 1, 1998 in the Office of the Recorder of Madison County, Iowa,

**AND**

Parcel "D" located in the Northwest Quarter ( $\frac{1}{4}$ ) of the Southeast Quarter ( $\frac{1}{4}$ ) of Section Two (2), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, as shown in Plat of Survey filed in Book 3, Page 160 on December 15, 1997, in the Office of the Recorder of Madison County, Iowa, **EXCEPT** that part of Parcel D which is contained within Parcel "E" as shown in Plat of Survey filed in Book 3, Page 162, on December 15, 1997, in the Office of the Recorder of Madison County, Iowa,