



Document 2014 2957

Book 2014 Page 2957 Type 03 001 Pages 2
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Rec Amt \$12.00 Aud Amt \$5.00
Rev Transfer Tax \$159.20
Rev Stamp# 418

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ANNO ✓
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CHEK

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

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Official Form No. 103 - May 2006

Mark L. Smith

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

Return To: Mark L. Smith, POB 230, Winterset, IA 50273, (515) 462-3731

Preparer: Mark L. Smith, POB 230, Winterset, IA 50273, (515) 462-3731

Taxpayer: Dustin and Tiffany Molln, 709 West Green, Winterset, IA 50273



WARRANTY DEED - JOINT TENANCY

For the consideration of -----\$100,000.00----- Dollar(s) and other valuable consideration,
Marvin D. Cox and Denise Cox, Husband and Wife,

do hereby

Convey to Dustin Ryan Molln and Tiffany Sophia Molln,

as Joint

Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described real estate in
Madison County, Iowa:

See 1 in Addendum

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: November 24, 2014

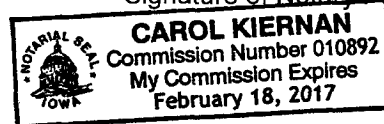
Marvin D. Cox
Marvin D. Cox (Grantor)

Denise Cox
Denise Cox (Grantor)

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me this 24 day of November 2014, by
Marvin D. Cox and Denise Cox

Carol Kiernan
Signature of Notary Public



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

Addendum

1. Parcel "A" located in the Southwest Fractional Quarter (SW Fr. 1/4) of the Northwest Quarter (NW 1/4) of Section Eighteen (18), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, containing 6.424 Acres, as shown in Amended Plat of Survey filed in Book 2008, Page 1351 on April 28, 2008, in the Office of the Recorder of Madison County, Iowa.

This Deed is given in fulfillment of Real Estate Contract recorded January 18 2013, in Book 2013, Page 73 of the Recorder's Office of Madison County, Iowa.

This deed is exempt according to Iowa Code 428A.2(2).