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LISA SMITH. COUNTY RECORDER
MADISON IOWA

CHEK

SPECIAL WARRANTY DEED

THE IOWA STATE BAR ASSOCIATION

Official Form No. 105

Recorder's Cover Sheet

✓ **Preparer Information and Return document to:**

Marion E. James, 205½ N. Elm Street, Creston, IA 50801, Phone: (641) 782-6000

Taxpayer Information: (name and complete address)

Larry F. Reynolds and Lucille B. Reynolds, W2374 Highway 18, Helenville, WI 53137

Grantors:

THE CITY OF ST. CHARLES, IOWA

Grantees:

Larry F. Reynolds and Lucille B. Reynolds

Legal Description: See Page 2

Marion E. James

SPECIAL WARRANTY DEED

For the consideration of One Dollar and other valuable consideration, **THE CITY OF ST. CHARLES, IOWA**, does hereby Convey to **Larry F. Reynolds and Lucille B. Reynolds**, husband and wife, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in MADISON County, Iowa:

The portion of Vine Street lying East of Lumber Street and West of Cross Street, which is bounded on the North by the following described real estate, to-wit: Beginning at a point 66 feet due North of the Northeast corner of Block Four (4) of Hartman and Young's Addition to the Original Plat of St. Charles, Madison County, Iowa, thence running West 16 rods and 10 feet to a point 66 feet due North of the Northwest corner of said Block Four (4) of said Hartman & Young's Addition, thence due North 20 rods and 5½ feet, thence East 16 rods and 10 feet running parallel with the North side of Vine Street in St. Charles, Iowa, thence South 20 rods and 5½ feet to the place of beginning, containing 2 acres, more or less; and which is bounded on the South by Lots One (1), Two (2), Three (3), and Four (4), in Block Four (4) of Hartman and Young's Addition to the Town of St. Charles, Madison County, Iowa; and

An alley running East and West and lying between Lumber Street and Cross Street, which is bounded on the North by Lots One (1), Two (2), Three (3), and Four (4) and is bounded on the South by Lots Five (5), Six (6), Seven (7), and Eight (8), in Block Four (4) of Hartman and Young's Addition to the Town of St. Charles, Madison County, Iowa; and

An alley running North and South and lying between Vine Street and Market Street, which is bounded on the West by Lots Three (3), and Six (6) and bounded on the East by Lots Two (2) and Seven (7), in Block Four (4) of Hartman and Young's Addition to the Town of St. Charles, Madison County, Iowa.

This conveyance is exempt from transfer taxes since the grantor is a City and the consideration for this conveyance is less than \$500.00.

Grantors do Hereby Covenant with Grantees and successors in interest to Warrant and Defend the real estate against the lawful claims of all persons claiming by, through or under them, 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: 6-6-08

THE CITY OF ST. CHARLES, IOWA

by: Joan Brown
Joan Brown, Mayor

by: Sharon James
Sharon James, City Clerk

STATE OF IOWA, COUNTY OF MADISON, ss:

On this 6th day of June, A. D. 2008, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Joan Brown and Sharon James**, to me personally known, and who, being by me duly sworn, did say that they are the **Mayor and City Clerk**, respectively, of **THE CITY OF ST. CHARLES, IOWA**; that the seal affixed to the foregoing instrument is the seal of the City, and that the instrument was signed and sealed on behalf of the City, by authority of its City Council, and that **Joan Brown and Sharon James** acknowledged the execution of the instrument to be their voluntary act and deed and the voluntary act and deed of the City, by it voluntarily executed.

Linda K. Dutton
Notary Public

