

REAL ESTATE TRANSFER	
TAX PAID 42	
STAMP #	
\$ 266.40	
Michelle Utzler	
RECORDER	
4-27-00	Madison
DATE	COUNTY

REGS 10⁰⁰
 REGS 5⁰⁰
 FEE \$ 1⁰⁰

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MICHELLE UTZLER
 RECORDER

This instrument prepared by and return to:
 ROSS F. BARNETT, Attorney at Law, 520 - 35th St., Suite #100, Des Moines, Iowa 50312 Ph # (515) 274-6753

Mail tax statements to:
 THOMAS and LENA DOUGLAS, 602 W. Carpenter, St. Charles, Iowa 50240

\$ 167,000⁰⁰

WARRANTY DEED – JOINT TENANCY

For the consideration of One (\$1.00) and other valuable consideration, **David W. Noble and Cynthia D. Noble, husband and wife**, do hereby Convey unto **Thomas J. Douglas and Lena Douglas, 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:

LONG LEGAL – SEE ATTACHED EXHIBIT "A"

Locally known as 602 West Carpenter, St. Charles, Iowa 50240.

Grantors to 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 relinquish 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)
) SS:
 COUNTY OF MADISON)

Dated: April 12, 2000.

On this 12 day of April, 2000, before me the undersigned, a Notary Public in and for said State, personally appeared **David W. Noble and Cynthia D. Noble, husband and wife**, 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.

David W. Noble
 David W. Noble

Cynthia D. Noble
 Cynthia D. Noble

Steve M. Haas
 Notary Public in and for the State of Iowa

A parcel of land in the Southeast Quarter (1/4) of the Northeast Quarter (1/4) of Section Twenty-three (23), in Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., City of St. Charles, Madison County, Iowa, including all that part of the former right-of-way of the Chicago, Burlington and Quincy Railroad Company, which lies South of the South line of Carpenter Street extended, more particularly described as follows: Commencing at the Southeast Corner of the Northeast Quarter (1/4) of Section Twenty-three (23), in Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., City of St. Charles, Madison County, Iowa, thence along the South line of the Southeast Quarter (1/4) of the Northeast Quarter (1/4) of said Section Twenty-three (23), South 85°22'33" West, 1,065.49 feet to the point of beginning, thence continuing along said South line, South 85°22'33" West 255.55 feet to the Southwest Corner of said Southeast Quarter (1/4) of the Northeast Quarter (1/4), thence along the West line of said Southeast Quarter (1/4) of the Northeast Quarter (1/4) North 00°01'39" East, 319.52 feet, thence Northerly 129.41 feet along a non-tangent, 1,502.84 foot radius curve, concave southeasterly, having a central angle of 04°56'02" and a long chord, North 08°10'33" East, 129.37 feet, thence along the South line of Carpenter Street extended, North 90°00'00" East, 50.91 feet, thence Southerly 133.65 feet along the westerly line of Lot Thirty-three (33), Kephart's Addition Plat No. (2) to St. Charles, on a 1,452.84 foot radius curve, concave southeasterly, having a central angle of 05°16'15" and a long chord, South 08°22'41" West, 133.61 feet, thence along the south line of said Lot Thirty-three (33), North 89°57'39" East, 204.76 feet to the Southeast Corner of said Lot Thirty-three (33), thence South 00°00'21" West, 294.94 feet to the Point of Beginning, said parcel of land contains 1.937 Acres, and Lot Thirty-three (33) of Kephart's Addition to St. Charles, Iowa, Plat No. 2, a Subdivision in the City of St. Charles, Madison County, Iowa,

