

REAL ESTATE TRANSFER
TAX PAID 18
STAMP #
 \$.80
Michelle Utaler
RECORDER
 8802 *Madison*
DATE **COUNTY**

REC \$ 15⁰⁰
 AUD \$ 5⁰⁰
 R.M.F. \$ 1⁰⁰

COMPUTER
 RECORDED
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FILED NO. **003865**
 BOOK **2002** PAGE **3865**
 2002 AUG -8 AM 9:08
 (9:06 AM)
 MICHELLE UTALER
 RECORDER
 MADISON COUNTY, IOWA

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

Individual's Name Street Address City Phone



Address Tax Statement : Larry and Lucille Reynolds
 #1,000.00 2277 213th Ave., Osceola, IA 50213

SPACE ABOVE THIS LINE
 FOR RECORDER

SPECIAL WARRANTY DEED

For the consideration of ONE THOUSAND

Dollar(s) and other valuable consideration,
ST. CHARLES DEVELOPMENT CORP., a corporation organized and existing under the laws of
Iowa

do hereby Convey to
LARRY F. REYNOLDS and LUCILLE B. REYNOLDS, as Joint Tenants with Full Rights of
Survivorship and Not as Tenants in Common,

the following described real estate in Madison County, Iowa:
 SEE EXHIBIT "A" ATTACHED HERETO.

The terms and provisions of a Real Estate Contract made and entered into on the 23 day of
July, 2002, shall remain in full force and effect after the execution and delivery of this
 Warranty Deed to Grantees.

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.

STATE OF _____,

Dated: 8-1-02

_____ COUNTY,
 On this _____ day of _____,
 _____, before me, the undersigned, a Notary
 Public in and for said State, personally appeared

ss:

ST. CHARLES DEVELOPMENT CORP.

By Mike Weis
 Mike Weis, President (Grantor)

_____ (Grantor)
 _____ (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. _____ (Grantor)

 Notary Public (Grantor)
 (This form of acknowledgment for individual grantor(s) only)



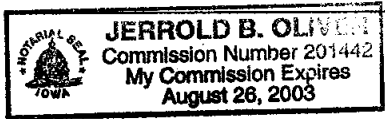
STATE OF IOWA, COUNTY OF MADISON, ss:

On this 13th day of Aug, 2002, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Mike Weis and _____, to me personally known, who, being by me duly sworn, did say that they are the President and _____, respectively, of the corporation executing the foregoing instrument; that (no seal has been procured by) (~~the seal affixed thereto is the seal of~~) the corporation; that the instrument was signed (~~and sealed~~) on behalf of the corporation by authority of its Board of Directors; and Mike Weis and _____

acknowledge the execution of the instrument to be the voluntary act and deed of the corporation and of the fiduciary, by it, by them and as the fiduciary voluntarily executed.

Jerrold B. Oliver

_____, Notary Public in and for said State.



(Section 558.39, Code of Iowa)

Acknowledgment: For use in the case of a corporate fiduciary

Elementary School Facilities (1)
Lots 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 Lots Five (5) and Six (6) in Block Four (4) of Hartman and Young's Addition to the Town of St. Charles, Madison County, Iowa.

Elementary School Facilities (2)
Lot Three (3) in Block Four (4) of Hartman and Young's Addition to the Town of St. Charles, Madison County, Iowa and Lot Four (4) in Block Four (4) of Hartman and Young's Addition to the Town of St. Charles, Madison County, Iowa.

Baseball/Softball Field (3)
Beginning at a point Sixty-six (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, Iowa, thence running west Sixteen (16) rods and Ten (10) feet to a point Sixty-six (66) feet due north of the Northwest corner of said Block Four (4) of said Hartman and Young's Addition, thence due north Twenty (20) rods and five and one-half (5½) feet, thence east Sixteen (16) rods and Ten (10) feet running parallel with the north side of Vine Street in St. Charles, Iowa, thence south Twenty (20) rods and five and one-half (5½) feet to the place of beginning, containing two acres, more or less.

Also:

Lots One (1) and Two (2) in Block Four (4) of Hartman and Young's Addition to the Town of St. Charles, Madison County, Iowa

