

FILED NO. **004599**
BOOK **2002** PAGE **4599**

REC \$ 10.00
AUD \$ 5.00
R.M.F. \$ 1.00

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RECORDED
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2002 SEP 17 PM 3:05
(3:06 PM)
DICKI UTSLER
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 : Michael and Joanne K. Gibson
414 W. Carpenter, St. Charles, IA 50240

SPACE ABOVE THIS LINE
FOR RECORDER



WARRANTY DEED - JOINT TENANCY

For the consideration of TWO THOUSAND
Dollar(s) and other valuable consideration,
CITY OF ST. CHARLES, IOWA

do hereby Convey to

MICHAEL GIBSON and JOANNE K. GIBSON,

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

The East Half (1/2) of Lot 36 of Kephart's Addition to St. Charles, Iowa, Plat No. 2, Madison County, Iowa, and the East Half (1/2) of Parcel 36L in the Southeast Quarter (SE 1/4) of the Northeast Quarter (NE 1/4) of Section Twenty-three (23), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., City of St. Charles, Madison County, Iowa, subject to easements of record

This Deed is given to correct the legal description contained in the Deed from the City of St. Charles, Iowa, to Grantees recorded in Book 2001, Page 3966 of the Recorder's office of Madison County, Iowa. This Deed is also given to correct the name of the Grantees.

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.

STATE OF Iowa,
Madison COUNTY, ss:

Dated: 9/13/02
CITY OF ST. CHARLES, IOWA

On this 13th day of September,
2002, before me, the undersigned, a Notary Public in and for said State, personally appeared
Joan Brown & Denise Sprague

By Joan Brown
Joan Brown, Mayor (Grantor)

Denise Sprague
Denise Sprague, City Clerk (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.

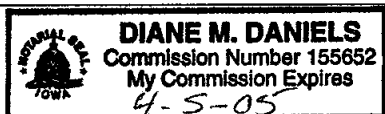
(Grantor)

Diane M. Daniels

Notary Public

(Grantor)

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

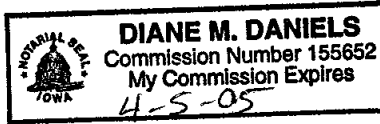




STATE OF IOWA, COUNTY OF MADISON, ss:

On this 13th day of September, 2002, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Joan Brown and Denise Sprague, to me personally known, who, being by me duly sworn, did say that they are the Mayor and City Clerk, respectively, of the City of St. Charles, Iowa; a municipal corporation; that the seal affixed to the foregoing instrument is the corporate seal of the corporation, and that the instrument was signed and sealed on behalf of the corporation, by authority of its City Council, as contained in Ordinance No. 8A-01 passed by Resolution of the City Council under Roll Call No. M. McKee, B. Gray, K. Peterson of the City Council on the 16th day of August, 2001; and Joan Brown and Denise Sprague acknowledged the execution of the instrument to be their voluntary act and deed and the voluntary act and deed of the corporation, by it voluntarily executed.

Diane M. Daniels
Madison Co, Iowa, Notary Public in and for said State.



(Section 558.39, Code of Iowa)

Acknowledgment: For use in the case of municipalities