

Document 2006 4804

Book 2006 Page 4804 Type 03 001 Pages 3
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MICHELLE UTSLER, COUNTY RECORDER
MADISON IOWA

COMPUTER	<input checked="" type="checkbox"/>
RECORDED	<input checked="" type="checkbox"/>
COMPARED	<input type="checkbox"/>

WARRANTY DEED

(Several Grantors)

THE IOWA STATE BAR ASSOCIATION

Official Form No. 102

Recorder's Cover Sheet

MCA \$40,000.

Preparer Information: (name, address and phone number)

Michael P. Holzworth, 5835 Grand Avenue, #104, Des Moines, IA 50312-1437,
Phone: (515) 274-0279

Taxpayer Information: (name and complete address)

Rick D. Kimmel, 3145 -230th Street, St. Charles, IA 50240-8510

Return Document To: (name and complete address)

Michael P. Holzworth, 5835 Grand Avenue, #104, Des Moines, IA 50312-1437,
Phone: (515) 274-0279

Grantors:

James W. Faulkner and Faith L. Faulkner

Grantees:

~~Rick D. Kimmel~~

Legal Description: See Page 2

Document or instrument number of previously recorded documents:

WARRANTY DEED
(Several Grantors)

For the consideration of (\$ 1.00) One Dollar(s) and other valuable consideration, JAMES W. FAULKNER and FAITH L. FAULKNER, husband and wife, do hereby Convey to RICK D. KIMMEL, a single person, the following described real estate in Madison County, Iowa:

A parcel of land in the Southwest Quarter (SW $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) of Section Three (3), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, more particularly described as follows: Commencing at the Northeast corner of the Southwest Quarter (SW $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) of Section Three (3), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., thence South 86°44' West 236.5 feet along the North line of said Southwest Quarter (SW $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) to the point of beginning. Thence continuing South 86°44' West 1,079.6 feet to the Northwest corner of said Southwest Quarter (SW $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$), thence South 00°42' East 925.2 feet along the West line of said Southwest Quarter (SW $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$), thence North 86°44' East 330.5 feet, thence South 00°42' East 396.0 feet to the South line of said Southwest Quarter (SW $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$), thence North 86°44' East 969.5 feet to the Southeast corner of said Southwest Quarter (SW $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$), thence North 00°00' 1,012.0 feet along the East line of said Southwest Quarter (SW $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$), thence South 86°44' West 148.0 feet, thence North 02°47' West 221.0 feet, thence North 88°53' West 72.0 feet, thence North 03°54' West 83.0 feet to the point of beginning. Said parcel contains 35.38 acres including 1.34 acres of public road right-of-way.



Locally known as: 2293 Village Lane, St. Charles, IA 50240-8510

This Warranty Deed is given in fulfillment of a Real Estate Contract between James W. Faulkner and Faith L. Faulkner to Rick D. Kimmel, dated March 26, 1994 and recorded March 28, 1994 in the office of the Madison County Recorder in Book 132, Page 606.

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: Nov. 15, 2006

James W. Faulkner
James W. Faulkner (Grantor)

Faith L. Faulkner
Faith L. Faulkner (Grantor)

STATE OF IOWA, COUNTY OF POLK

This instrument was acknowledged before me on the 15th day of November, 2006,
by JAMES W. FAULKNER and FAITH L. FAULKNER.

Rosemary Alexander
NOTARY PUBLIC IN AND FOR THE STATE OF
IOWA

