

REC \$ 10⁰⁰
AUD \$ 5⁰⁰
R.M.F. \$ 1⁰⁰

FILED NO. 2854

BOOK 62 PAGE 873

99 JAN 12 PM 4:08

COMPUTER
RECORDED
COMPARED

MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA

Prepared by: Mark R. Adams, 801 Grand, Suite 3100, Des Moines, Iowa 50309 (515) 283-1801



SPECIAL WARRANTY DEED

SPACE ABOVE THIS LINE
FOR RECORDER

For the consideration of One (\$1.00)
Dollar(s) and other valuable consideration, Graham J. Cook and Catherine Bennett, husband and wife, and George Zimmerman and Sarah Cole, a/k/a Sarah Cook Zimmerman, husband and wife
do hereby Convey to The City of St. Charles

the following described real estate in Madison County, Iowa:

Lots 4 and 5, in Block 16, of Hartman and Young's Addition to the town of St. Charles, Madison County, Iowa, subject to Easements and Restrictions of record.

This property is being conveyed to the Grantees subject to the terms, conditions and use restrictions contained in one certain Agreement dated October 5, 1998 and recorded on the 16th day of December, 1998 at Miscellaneous Book 45, Page 439, of the records of the Recorder of Madison County, Iowa.

Said property shall be used and maintained exclusively for public, educational, charitable or benevolent purposes as approved by the Grantors, their Successors and assigns all as set forth in said Agreement referred to herein.

(No revenue stamps required as consideration for this transaction is less than Five Hundred Dollars [\$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.

STATE OF IOWA ss:
POLK COUNTY,

Dated: November December 1st, 1998

On this 1st day of December, 1998, before me the undersigned, a Notary Public in and for said State, personally appeared Graham J. Cook and Catherine Bennett, husband and wife

Graham J. Cook (Grantor)

Catherine Bennett (Grantor)

George Zimmerman (Grantor)

Sarah Cook Cole Zimmerman (Grantor)
Sarah Cole, a/k/a Sarah Cook Zimmerman

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.

Joyce L. Wisgerhof Notary Public
(This form of acknowledgment for individual grantor(s) only)

Joyce L. Wisgerhof
Notary Public in and for the State of Iowa
My commission expires December 9, 1999

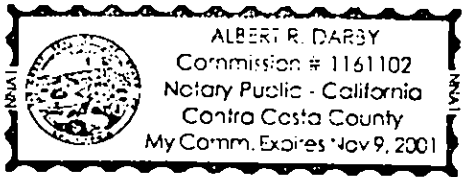
STATE OF CALIFORNIA, COSTA CONTRA COUNTY, ss:

On this 5TH day of DECEMBER, 1998 before me, the undersigned, a Notary Public in and for said County and said State, personally appeared

George Zimmerman and Sarah Cole, a/k/a Sarah Cook Zimmerman, 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.

Albert R. Darby, Notary Public



SPECIAL WARRANTY DEED

TO

Entered upon transfer books and for taxation

this ___ day of ___, 19___

By ___ Auditor ___ Deputy

Filed for record, indexed and delivered to County Auditor this ___ day

of ___, 19___

at ___ o'clock ___ M., and recorded in

of ___ County Records.

Recorder's fee \$ ___ PAID.

Auditor's fee \$ ___ PAID.

By ___ Recorder ___ Deputy

WHEN RECORDED RETURN TO

[Signature]