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THE IOWA STATE BAR ASSOCIATION  
Official Form No. 101

ISBA # 02249 Randy V. Hefner  
Van Werden, Hulse & Hefner

FOR THE LEGAL EFFECT OF THE USE OF  
THIS FORM, CONSULT YOUR LAWYER

REAL ESTATE TRANSFER  
TAX PAID 10  
STAMP #  
\$ 16.80  
Michelle Utaler  
RECORDER  
2-10-95 Madison  
DATE COUNTY

COMPUTER ✓  
RECORDED ✓  
COMPARED ✓

FILED NO. 2040

BOOK 60 PAGE 69

95 FEB 10 PM 2:49

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

MICHELLE UTALER  
RECORDER  
MADISON COUNTY, IOWA

SPACE ABOVE THIS LINE  
FOR RECORDER



### WARRANTY DEED

For the consideration of one  
Dollar(s) and other valuable consideration,  
James D. Carey and Donna J. Carey, husband and wife,

do hereby Convey to  
Stanley C. Marsh

the following described real estate in Madison County, Iowa:

See Exhibit A attached hereto.

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

Dated: Feb 10, 1995

Madison COUNTY, ss:

On this 10th day of February,  
19 95, before me, the undersigned, a Notary  
Public in and for said State, personally appeared  
James D. Carey and Donna J.  
Carey, husband and wife,

James D. Carey  
James D. Carey (Grantor)

Donna J. Carey  
Donna J. Carey (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)

George J. Brown

\_\_\_\_\_  
(Grantor)

Notary Public

(This form requires acknowledgment of grantor(s) only)



DEED RECORD 60

69

## EXHIBIT A

Lot Three (3) in Block Thirteen (13) in the Original Town of Earlham, Madison County, Iowa, AND Part of the Chicago, Rock Island and Pacific Railroad Company's depot grounds in the Southeast Quarter ( $\frac{1}{4}$ ) of the Southwest Quarter ( $\frac{1}{4}$ ) of Section Six (6), Township Seventy-seven (77) North, Range Twenty-eight (28) West in the Town of Earlham, Madison County, Iowa, more particularly described as follows: Beginning at the point of intersection of the east line of Maple Street with the northerly line of said Railroad Company's depot grounds, said northerly line of depot ground being 150 feet northerly of and parallel with the centerline of the said Railroad Company's main tract; thence southerly 106 feet, more or less, along the east line of Maple Street to a point in a line being 50 feet northerly of and parallel with the centerline of said Railroad Company's main track; thence southeasterly 313 feet, more or less, along last said parallel line to a point in the west line of Cherry Street; thence northerly 106 feet, more or less, along the west line of Cherry Street to a point in the northerly line of said depot grounds, thence northwesterly 313 feet, more or less, along the northerly line of said depot grounds to the point of beginning, EXCEPT, that part of the former Chicago, Rock Island and Pacific Railroad Company's depot grounds, described as follows: Beginning at the southeast corner of said Block 13; thence South  $00^{\circ}00'00''$  East along the west line of vacated Cherry Street 89.78 feet to a point 50.00 feet radially distant from the centerline of the former Chicago, Rock Island and Pacific Railroad Company's main tract; thence northwesterly a distance of 165.54 feet along a curve concave to the northeast and not tangent with the last described line, said curve has a radius of 5679.65 feet, central angle of  $1^{\circ}40'12''$ , chord bearing of North  $77^{\circ}58'54''$  West, and is 50.00 feet radially distant from said main tract centerline; thence North  $00^{\circ}17'13''$  East 96.04 feet to the southwest corner of Lot 1 of said Block 13; thence South  $75^{\circ}50'29''$  East along the southerly line of said Lot 1, 166.48 feet to the southeast corner of said Block 13 and the point of beginning. Said tract contains 15,029 square feet.