

138,500

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

REC. \$5.00  
STAMP \$0.00  
R.M.F. \$1.00  
  
SEARCHED ✓  
INDEXED ✓  
CORRECTED ✓

REAL ESTATE TRANSFER TAX PAID 31  
STAMP # 80  
\$220  
RECORDED  
11-27-95  
DATE COUNTY

FILED NO. 1476  
BOOK 60 PAGE 607  
95 NOV 27 PM 1:52  
MICHELLE UTSLER  
RECORDER  
MADISON COUNTY, IOWA

WARRANTY DEED — JOINT TENANCY

SPACE ABOVE THIS LINE FOR RECORDER

For the consideration of ONE AND NO/100  
Dollar(s) and other valuable consideration, Keith L. & Janice E. Reynolds  
Husband and Wife  
  
do hereby Convey to DAVID W. & CYNTHIA D. NOBLE  
Husband and Wife

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

A parcel of land in the Southeast Quarter (1/4) of the Northeast Quarter (1/4) of Section Twenty-three (23), in Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., City of St. Charles, Madison County, Iowa, including all that part of the former right-of-way of the Chicago, Burlington and Quincy Railroad Company, which lies South of the South line of Carpenter Street extended, more particularly described as follows: Commencing at the Southeast Corner of the Northeast Quarter (1/4) of Section Twenty-three (23), in Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., City of St. Charles, Madison County, Iowa, thence along the South line of the Southeast Quarter (1/4) of the Northeast Quarter (1/4) of said Section Twenty-three (23), South 85°22'33" West, 1,065.49 feet to the point of beginning, thence continuing along said South line, South 85°22'33" West 255.55 feet to the Southwest Corner of said Southeast Quarter (1/4) of the Northeast Quarter (1/4), thence along the West line of said Southeast Quarter (1/4) of the Northeast Quarter (1/4) North 00°01'39" East, 319.52 feet, thence Northerly 129.41 feet along a non-tangent, 1,502.84 foot radius curve, concave southeasterly, having a central angle of 04°56'02" and a long chord, North 08°10'33" East, 129.37 feet, thence along the South line of Carpenter Street extended, North 90°00'00" East, 50.91 feet, thence Southerly 133.65 feet along the westerly line of Lot Thirty-three (33), Kephart's Addition Plat No. (2) to St. Charles, on a 1,452.84 foot radius curve, concave southeasterly, having a central angle of 05°16'15" and a long chord, South 08°22'41" West, 133.61 feet, thence along the south line of said Lot Thirty-three (33), North 89°57'39" East, 204.76 feet to the Southeast Corner of said Lot Thirty-three (33), thence South 00°00'21" West, 294.94 feet to the Point of Beginning, said parcel of land contains 1.937 Acres, and Lot Thirty-three (33) of Kephart's Addition to St. Charles, Iowa, Plat No. 2, a Subdivision in the City of St. Charles, Madison County, Iowa.

Subject to all covenants, restrictions and easements of record

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: November 26, 1995

On this 26 day of NOVEMBER  
19 95, before me the undersigned, a Notary Public in and for said State, personally appeared  
KEITH L. & JANICE E. REYNOLDS  
Husband and Wife

Keith L Reynolds  
KEITH L. REYNOLDS (Grantor)

Janice E Reynolds  
JANICE E. REYNOLDS (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.

Mary B. Suther  
Notary Public

(Grantor)

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



DEED RECORD 60

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