

THE IOWA STATE BAR ASSOCIATION
Official Form No. 101

ISBA # 04132 Jordan, Oliver & Walters, P.C.
Winterset, Iowa

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

REC \$ 10.00
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MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA
515-462-3731

Preparer Information JERROLD B. OLIVER
Individual's Name

P.O. BOX 230
Street Address

WINTERSSET IA
City

Phone

SPACE ABOVE THIS LINE
FOR RECORDER



WARRANTY DEED

For the consideration of Three thousand five hundred dollars-(\$3,500.00)--
Dollar(s) and other valuable consideration,
City of St. Charles, Iowa, by Joan Brown, Mayor and Janet Lea
Downs, City Clerk

do hereby Convey to
Alan Downs

the following described real estate in MADISON County, Iowa:

Please see attached Exhibit "A".

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: 9-28-96

Madison COUNTY, ss:

CITY OF ST. CHARLES, IOWA

On this 26 day of September,
19 96, before me, the undersigned, a Notary
Public in and for said State, personally appeared

BY Joan Brown
Joan Brown, Mayor (Grantor)

Joan Brown
Janet Lea Downs

BY Janet Lea Downs
Janet Lea Downs, 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.

Diane M. Daniels
Notary Public



(Grantor)

(Grantor)

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

**CITY OF ST. CHARLES/ALAN DOWNS
WARRANTY DEED**

EXHIBIT "A"

Legal Description

A tract of land commencing in the middle of Clanton Creek at a point 10 rods North of the South line of the Northwest Quarter (1/4) of the Northwest Quarter (1/4) of Section Twenty-two (22), in Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, and running thence East to the West line of Atlantic Avenue in the town of Hanley, platted as West St. Charles; thence Southwesterly along said West line of said Atlantic Avenue to the North line of the Southeast Quarter (1/4) of the Northwest Quarter (1/4) of said Section Twenty-two (22), thence East to the now abandoned right-of-way of the Chicago and North Western Transportation Company; thence Southwesterly along the West line of said abandoned right-of-way to the middle of said Clanton Creek, thence downstream along the middle of said Clanton Creek to the point of beginning except that portion of the tract lying North of the following-described line, Commencing at the intersection of the North line of the Southeast Quarter (1/4) of the Northwest Quarter (1/4) of said Section Twenty-two (22) and the West line of the now abandoned right-of-way of the Chicago and North Western Transportation Company; thence Southwesterly along the West line of said right-of-way, a distance of approximately 90 feet to the middle of an unnamed branch of Clanton Creek, thence Westerly downstream along the middle of said unnamed branch of Clanton Creek to the middle of Clanton Creek.