

88,000

REAL ESTATE TRANSFER  
 TAX PAID 37  
 STAMP #  
 \$ 140.00  
*Michelle Utsler*  
 RECORDER  
6-26-92 Madison  
 DATE COUNTY

FILED NO. **3162**  
 BOOK 130 PAGE 142  
 92 JUN 26 AM 9:16  
 MICHELLE UTSLER  
 RECORDER  
 MADISON COUNTY, IOWA

REC \$ 5.00  
 AUD \$ 5.00

Corrected Rec'd.  
 5-22-95, 134-355



**WARRANTY DEED — JOINT TENANCY**

SPACE ABOVE THIS LINE  
FOR RECORDER

For the consideration of one dollar  
 Dollar(s) and other valuable consideration, Charles C. Carnes, a single person,  
 do hereby Convey to C. R. Hoffa and Jackie L. Hoffa, 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: an undivided one-half in

A parcel of land in the South Half (1/2) of the Southwest Quarter (1/4) of the Southwest Fractional Quarter (1/4) of Section Twelve (12), Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa more particularly described as follows: Commencing at the Southwest corner of Section Twelve (12) Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5 P.M., Madison County, Iowa, thence North 83°04'54" East 445.27 feet, along the South line of the Southwest Fractional Quarter (1/4) of said Section Twelve (12), to the point of beginning, thence North 00°00'00" 292.00 feet, thence North 08°55'17" East 72.98 feet, thence North 26°01'53" East 48.88 feet, thence North 41°25'55" East 87.17 feet, thence North 83°04'54" East 478.26 feet, thence South 00°00'00" 462.40 feet to the South line of said Southwest Fractional Quarter (1/4), thence along said South line, South 83°04'54" West 569.38 feet to the point of beginning, said parcel of land contains 5.887 Acres including 0.801 Acres County Road Right of Way.. in Madison County, Iowa.

Subject to zoning ordinances, restrictive covenants or record, and easements of record, if any.

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, ss:  
POLK COUNTY,

Dated: June 24 1992

On this 24<sup>th</sup> day of June, 1992, before me the undersigned, a Notary Public in and for said State, personally appeared Charles C. Carnes, a single person

Charles Carnes  
 Charles C. Carnes (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.

Maxine L. Anderson  
 Notary Public (Grantor)

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

