

REAL ESTATE TRANSFER	
TAX PAID	41
STAMP #	
\$	175.00
<i>Shirley S. Henry</i>	
RECORDER	
DATE	6-26-92
	Madison
	COUNTY

COMPARED

REC \$ 10.00
AUD # 5.00

FILED NO. 3176

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92 JUN 26 PM 2:21

MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA

* 1/2, 000

WARRANTY DEED - JOINT TENANCY

For the consideration of one
Dollar(s) and other valuable consideration, Craig F. Charlton and
Carolyn Jane Charlton, also known as Jane P. Charlton, husband and
wife,

do hereby convey to Donald D. Greubel and Debra L. Barton-Greubel

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 Government Lot Three (3), in Section Thirty-one (31), Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P. M., Madison County, Iowa, more particularly described as follows: Beginning at the West Quarter (1/4) Corner of Section Thirty-one (31), Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P. M., Madison County, Iowa, thence along the Quarter Section line, North 83°09'17" East, 435.80 feet, thence South 00°19'07" East, 415.52 feet, thence South 18°28'41" West, 54.87 feet, thence North 80°15'27" West, 62.66 feet, thence South 11°46'30" West, 20.93 feet, thence North 80°03'52" West, 164.15 feet, thence South 06°00'06" West, 73.33 feet, thence North 79°53'28" West, 185.11 feet to the West line of said Section Thirty-one (31), thence along said West Line, North 00°00'00", 437.61 feet to the point of beginning, said parcel of land contains 4.530 Acres including 0.838 Acres of Public Road Right of Way,

subject to easements, restrictions, and reservations of record.

To clarify title, Grantors state that their marriage was previously dissolved by decree of the Iowa District Court for Polk County. They have, however, remarried.

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.

Signed this 24th day of June, 1992.

Craig F. Charlton
Craig F. Charlton Grantor

Carolyn Jane Charlton
Carolyn Jane Charlton, Grantor
also known as Jane P. Charlton

WARRANTY DEED - JOINT TENANCY

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STATE OF IOWA)

)ss:

DALLAS COUNTY)

On this 24th day of June, 1992, before me, the undersigned, a Notary Public in and for said State, personally appeared Craig F. Charlton and Carolyn Jane Charlton, also known as Jane P. Charlton, 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.

Lois K. Taggart

Notary Public in and for the State of Iowa



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