

CC-ARFD

FILED NO. 2778

Fee \$10.00  
Transfer \$15.00

BOOK 130 PAGE 3

92 MAY 15 PM 2:11

MICHELLE UTSLER  
RECORDER  
MADISON COUNTY, IOWA

WARRANTY DEED

For the consideration of one  
Dollar(s) and other valuable consideration, Craig F. Charlton and  
Carolyn Jane Charlton, husband and wife,  
do hereby convey to Hitch Land and Cattle Company  
the following described real estate in Madison County,  
Iowa:

See Exhibit "A" attached hereto.

Grantors reserve for the benefit of themselves, their heirs,  
successors, and assigns an access easement to provide Grantors  
ingress and egress to a 6.84-acre pond site located in  
Government Lot 6 in Section 31-77-26, Madison County, Iowa,  
which easement shall run with and be appurtenant to said real  
estate. The easement shall be wide enough for a motor vehicle  
to pass over safely and shall be located over and across the  
existing raised access lane. Should said easement become  
unusable because of drainage ditch revisions, Grantors shall  
have the right to an alternate access easement for ingress and  
egress to said real estate.

The purpose of this deed is to convey to Grantee a parcel of  
real estate in addition to that conveyed by these Grantors to  
Grantee by warranty deed dated October 3, 1991, and filed in  
Book 129, Page 252, in the office of the Madison County  
Recorder.

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 7<sup>th</sup> day of APRIL, 1992.

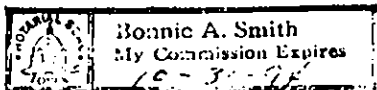
Craig F. Charlton  
Craig F. Charlton Grantor

Carolyn Jane Charlton  
Carolyn Jane Charlton Grantor

STATE OF IOWA)

Notary Public in and for said State,  
Folk COUNTY)

On this 7<sup>th</sup> day of April, 1992, before me, the  
undersigned, a Notary Public in and for said State, personally  
appeared Craig F. Charlton and Carolyn Jane Charlton, husband and  
wife, to me known to be the identical persons named in and who exe-  
cuted the foregoing instrument, and acknowledged that they executed  
the same as their voluntary act, and deed.



Bonnie A. Smith  
Notary Public in and for the State of Iowa

## EXHIBIT A

In Fractional Section Thirty (30), in Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P. M., Madison County, Iowa, the following: Government Lots Three (3) and Five (5) lying South of County Trunk Road G4R and all of Government Lot Four (4), and all of Fractional Section Thirty-one (31), in Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P. M., Madison County, Iowa, except the following: Beginning 50.91 feet South of the East Quarter (¼) corner of Fractional Section Thirty (30), thence South 3257.0 feet, thence South 84°12' West 222.5 feet, thence South 38°11' West 11.8 feet, thence South 82°07' West 665.59 feet, thence North 560.0 feet, thence North 80°47' East 467.7 feet, thence North 02°19' West 328.2 feet, thence North 32°23' West 783.6 feet, thence North 10°30' West 759.8 feet, thence North 67°56' East 1086.3 feet, to point of beginning, containing 51.85 acres more or less, subject to existing highway and other easements of record, also, the North Half (½) of Fractional Section Six (6) in Township Seventy-six (76) North, Range Twenty-six (26) West of the 5th P. M., Madison County, Iowa, except the following: Beginning at a point 33 feet West of corner post in Southwest corner of said North Half (½) of Fractional Section Six (6), thence North 1392.4 feet to a point 33 feet West of corner post, thence South 84°25' East 419.75 feet, thence South 34°53' West 313.3 feet, thence South 3°04' East 255.3 feet, thence North 85°19' East 1313.4 feet, thence South 07°26' East 681.7 feet, thence Westerly 1661.2 feet to point of beginning, containing 31.27 acres more or less, subject to existing highway and other easements of record, except

A parcel of land in Government Lot 3 and Government Lot 4, in Section 31, Township 77 North, Range 26 West of the 5th Principal Meridian, Madison County, Iowa, more particularly described as follows:

Beginning at the West Quarter Corner of Section 31, T77N, R26W 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, 235.87 feet; thence North 71°11'39" West, 4.98 feet; thence South 13°03'59" West, 329.10 feet; thence South 80°05'21" East 365.79 feet; thence South 43°43'21" East, 280.24 feet; thence South 27°32'17" East, 182.18 feet; thence South 05°21'17" East, 101.95 feet; thence South 11°13'32" West, 149.18 feet; thence North 68°11'17" West, 98.47 feet; thence North 13°24'48" East, 91.05 feet; thence North 00°47'00" West, 102.18 feet; thence North 27°45'53" West, 88.29 feet; thence North 42°29'50" West, 208.01 feet; thence North 58°27'35" West, 71.08 feet; thence North 85°40'19" West, 83.80 feet; thence South 42°22'08" West, 65.98 feet; thence South 02°18'09" West, 93.58 feet; thence South 16°33'21" West, 79.66 feet; thence South 29°53'47" West, 78.08 feet; thence South 39°20'09" West, 189.16 feet to the center line of North River; thence along said centerline, North 57°25'48" West, 204.28 feet; thence North 50°02'38" West, 137.53 feet to the west line of said Section 31; thence along said West line, North 00°00'00", 1,312.30 feet to the Point of Beginning. Said parcel of land contains 15.428 Acres including 0.871 Acres of Public Road Right of Way.