

\$2,250

THE IOWA STATE BAR ASSOCIATION  
Official Form No. 101

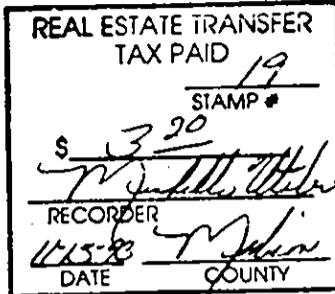
ISBA# 02249

Randy V. Hefner  
Van Werden, Hulse & Hefner

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

COMPLETED   
RECORDED   
COMPALED

REC \$ 10.00  
AUD \$ 5.00  
R.M.F. \$ 1.00



FILED NO. 1288

BOOK 132 PAGE 231

93 NOV 15 PM 3:18

MICHELLE UTSLER  
RECORDER  
MADISON COUNTY, IOWA

SPACE ABOVE THIS LINE  
FOR RECORDER



### WARRANTY DEED

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

do hereby Convey to  
Glenn A. Sargent

the following described real estate in Madison County, Iowa:

Lot B, Government Lot 3, Section 30-77-26, also known as:

A parcel of land located in Government Lot 3, Section 30, Township 77 North, Range 26 West of the 5th Principal Meridian, Madison County, Iowa; more particularly described as follows:  
Commencing at the east corner of said Section 30; thence along the east line of said Section 30 S00°00'00"W, feet to a point on the centerline of county road G4R a distance of 50.09 feet; thence southwesterly along said centerline along a curve which has a radius point bearing S17°00'36"E 2322.80 feet, an arc length of 196.22 feet, and a delta of 4°50'24" to a point of tangency; thence continuing along said centerline S68°09'00"W, a distance of 1952.41 feet to the Point of Beginning; thence continuing along said centerline S68°09'00"W, a distance of 210.05 feet; thence departing said centerline N15°44'57"W, a distance of 345.11 feet; thence N85°00'32"E, a distance of 212.59 feet; thence S15°44'57"E, a distance of 283.44 feet to the Point of Beginning. Said parcel contains 1.51 acres, more or less, including 0.29 acres presently established county road Right-of-Way. Said parcel subject to all 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 \_\_\_\_\_,  
\_\_\_\_\_ COUNTY, ss:

Dated: OCTOBER 28, 1993

On this 3 day of \_\_\_\_\_,  
199 3, before me, the undersigned, a Notary Public in and for said State, personally appeared Craig F. Charlton and Jane P. Charlton, husband and wife,

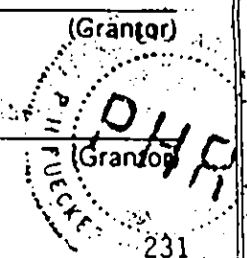
Craig F. Charlton  
Craig F. Charlton (Grantor)

Jane P. Charlton  
Jane P. Charlton (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.

Notary Public

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



DEED RECORD 132

STATE OF Iowa COUNTY, ss: Wack  
 On this 2<sup>nd</sup> day of October, 1993 before me, the undersigned, a  
 Notary Public in and for said State, personally appeared  
Craig Charlton

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 F. Albright  
 Notary Public

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

No 5193

State of California  
 County of ORANGE  
 On 10/21/93 before me, P. H. Ruecker Notary Public  
DATE NAME, TITLE OF OFFICER - E.G. "JANE DOE, NOTARY PUBLIC"  
 personally appeared Jane P. Charlton  
NAME(S) OF SIGNER(S)

personally known to me - OR -  proved to me on the basis of satisfactory evidence  
 to be the person(s) whose name(s) is/are subscribed to the within instrument and ac-  
 knowledged to me that he/she/they executed the same in his/her/their authorized  
 capacity(ies), and that by his/her/their signature(s) on the instrument the person(s),  
 or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

P. H. Ruecker  
SIGNATURE OF NOTARY

**OPTIONAL SECTION**

**CAPACITY CLAIMED BY SIGNER**

Though statute does not require the Notary to fill in the data below, doing so may prove invaluable to persons relying on the document.

- INDIVIDUAL
- CORPORATE OFFICER(S)
- PARTNER(S)  LIMITED  GENERAL
- ATTORNEY-IN-FACT
- TRUSTEE(S)
- GUARDIAN/CONSERVATOR
- OTHER: \_\_\_\_\_

**SIGNER IS REPRESENTING:**  
NAME OF PERSON(S) OR ENTITY(IES)

**OPTIONAL SECTION**

THIS CERTIFICATE MUST BE ATTACHED TO THE DOCUMENT DESCRIBED AT RIGHT:

Though the data requested here is not required by law, it could prevent fraudulent reattachment of this form.

TITLE OR TYPE OF DOCUMENT Warranty Deed  
 NUMBER OF PAGES \_\_\_\_\_ DATE OF DOCUMENT \_\_\_\_\_  
 SIGNER(S) OTHER THAN NAMED ABOVE \_\_\_\_\_