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69,600

REAL ESTATE TRANSFER TAX PAID 26
 STAMP # 111 20
Michelle Utsler
 RECORDER
3-17-94 Madison
 DATE COUNTY

COMPUTER
 RECORDED
 COMPARED

REC \$ 10.00
 AID \$ 15.00
 R.M.F. \$ 1.00

FILED NO. 2433
 BOOK 59 PAGE 136
 94 MAR 17 AM 10:22
 MICHELLE UTSLER
 RECORDER
 MADISON COUNTY, IOWA

SPACE ABOVE THIS LINE FOR RECORDER

WARRANTY DEED — JOINT TENANCY

For the consideration of ONE AND NO/100 Dollar(s) and other valuable consideration, Vladimir Flam, single

do hereby Convey to Kevin E. Gyles and Jody L. Gyles, married

as Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described real estate in Madison County, Iowa:

See Exhibit "A" Attached

Locally known as: RR 1 Box 195A
St. Charles, Iowa

Subject to all covenants, restrictions, and 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 Iowa ss: Lark COUNTY,

Dated: March 16, 1994

On this 16 day of March, 1994, before me the undersigned, a Notary Public in and for said State, personally appeared _____

Vladimir Flam
Vladimir Flam (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.

(Grantor)

(Grantor)

[Signature] Notary Public
(This form of acknowledgment for individual grantor(s) only)

(Grantor)

Commencing at a point 6 feet North and 20 feet East of the Northeast corner of Lot 12, in Block 10, of the Original Town Plat of West St. Charles, Iowa, thence running North 438 feet, thence East 150 feet, thence South 417 feet, thence in a Southwesterly direction 132 feet to the place of beginning; also,

Commencing at a point 12 rods and 6 inches North of the Southwest corner of the Northeast Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$), running thence North 10 rods, thence East 16 rods, thence South 13 rods and 6 inches, thence West 16 rods, thence North 3 rods and 6 inches to the place of beginning; also,

Commencing at a point 6 feet North and 20 feet East of the Southeast corner of Lot 11, in Block 10, of the Original Town Plat of West St. Charles, Iowa, running thence East to the East line of the Northwest Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$), thence South on the East line of said forty-acre tract 82 feet, thence West to a point on the East line of the Town of West St. Charles, Iowa, 82 feet South of the place of beginning, thence North to the place of beginning; all lying and being in Section Twenty-two (22), in Township Seventy-five (75) North, of Range Twenty-six (26) West of the 5th P.M., and

Lots 1, 2, 3, 4, 5 and 6 in Block Nine (9), and Lots 3, 4, 5, 6, 7, 8, 9, 10, 11, 12 and 13, in Block Ten (10), of the Original Town Plat of West St. Charles, in Madison County, Iowa; and

Lots Seven (7), Eight (8), Nine (9), Ten (10), Eleven (11), and Twelve (12) in Block Nine (9) of the Town of West St. Charles (sometimes known as Hanley), Madison County, Iowa.

EXHIBIT "A"