

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That Craig F. Charlton, single
person,

in consideration of the sum of one dollar (\$1.00) and other good and
valuable consideration in hand paid do hereby Convey unto Glenn A.
Sargent

Grantees' Address: _____

the following described real estate, situated in Madison County,
Iowa, to-wit:

A portion of Section 30, Township 77 North, Range 26 West of the
5th P.M., located as shown on attached sketch. At a point
labeled A, West 174 feet along an existing East-West fence to
existing North-South fence; Thence North 390 feet, more or less,
to existing East-West fence; Thence East 245 feet, more or less,
to a point North from an imaginary extension of an existing
North-South fence which includes a light pole and a meter pole;
Thence South 374 feet, more or less, following existing
North-South fence 270 feet, more or less, to existing East-West
fence; thence West 32 feet, more or less, on existing fence,
thence South 16 feet, more or less, on existing North-South
fence, thence West 39 feet, more or less, to point of beginning.

Tract contains approximately 2.05 acres, more or less, including
a story and one-half frame house, with attached one-car garage.

This deed is given in satisfaction of a real estate contract
dated October 24, 1977, by and between Craig F. Charlton and
Jane P. Charlton, husband and wife, and Thomas W. Grimes and
Dixie Grimes, husband and wife, which real estate contract was
filed November 17, 1977, in Book 107, Page 190 in the office of
the Madison County Recorder. Seller warrants title according to
the terms of this deed up to the date of the filing of the real
estate contract.

And the grantors do Hereby Covenant with the said grantees, and
successors in interest, that said grantors hold said real estate by
title in fee simple; that they have good and lawful authority to
sell and convey the same; that said premises are Free and Clear of
all Liens and Encumbrances Whatsoever except as may be above stated;
and said grantors Covenant to Warrant and Defend the said premises
against the lawful claims of all persons whomsoever, except as may
be above stated.

Each of the undersigned hereby relinquishes all rights of dower,
homestead and distributive share in and to the described premises.

Words and phrases herein, including acknowledgment hereof, shall
be construed as in the singular or plural number and as masculine,
feminine or neuter gender, according to the context.

Signed this 13th day of APRIL, 1987.

5-4-87

REAL ESTATE TRANSFER
TAX PAID <u>2</u>
STAMP #
\$ <u>46.20</u>
<u>Mary E. Welty</u>
RECORDER
DATE <u>5-4-87</u>
COUNTY <u>Madison</u>

FILED NO. 2158
 BOOK 123 PAGE 122
 1987 MAY -4 AM 8:48
 MARY E. WELTY
 RECORDER
 MADISON COUNTY, IOWA
 Fee \$10.00
 Transfer \$5.00

Craig F. Charlton
 Craig F. Charlton
 P.O. Box 3630
 Urbandale, Iowa 50322
 (Grantor's address)

UNP
 REC
 PAGE

WARRANTY DEED

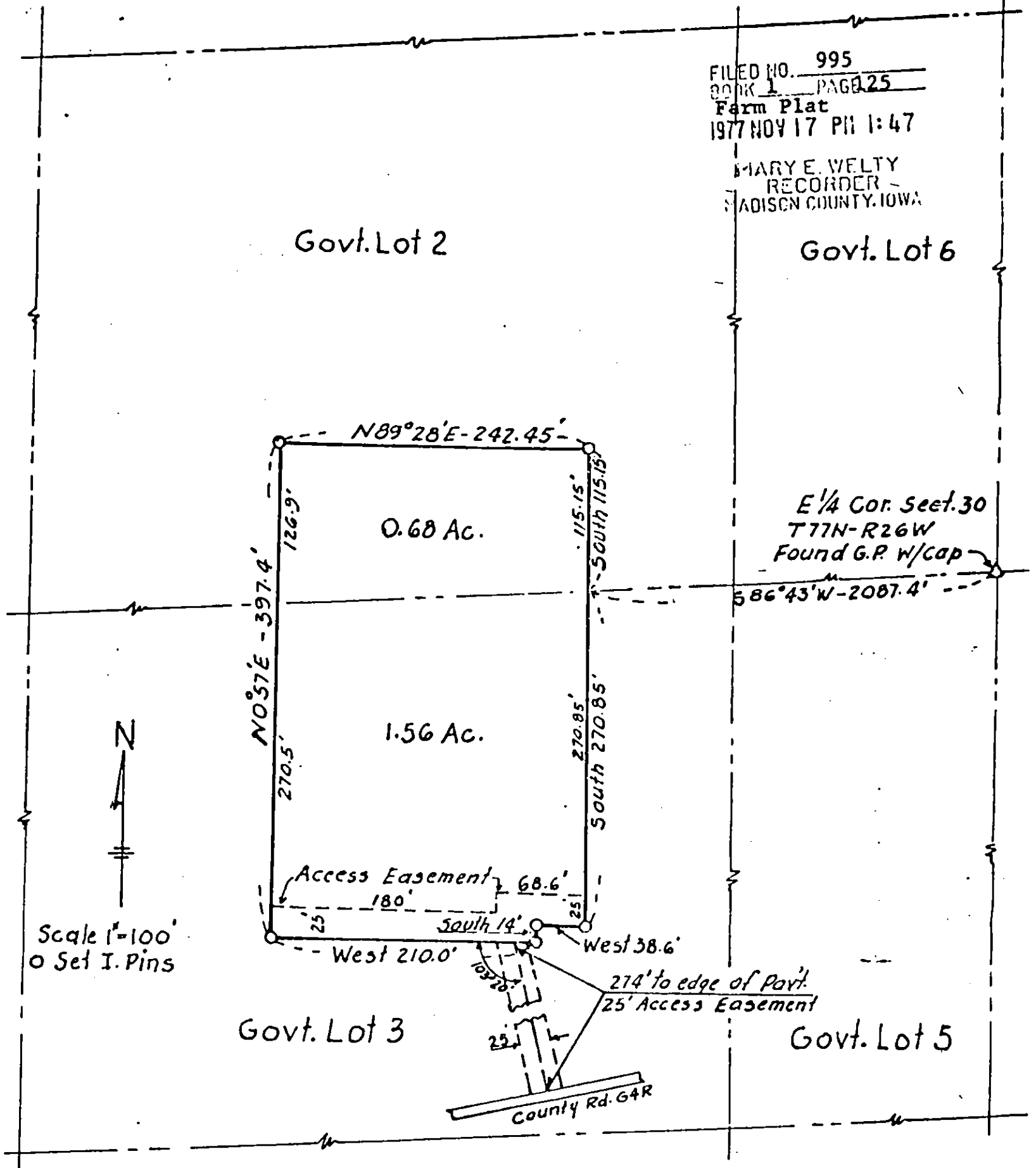
PAGE 2

STATE OF IOWA)
(*Polk*) COUNTY))ss:

On this 13 day of April, 1987, before me, the undersigned, a Notary Public in and for said State, personally appeared Craig F. Charlton, single person, to me known to be the identical person named in and who executed the foregoing instrument, and acknowledged that he executed the same as his voluntary act and deed.



Marilyn A. Aten
Notary Public in and for the State of Iowa



FILED NO. 995
BOOK 1 PAGE 25
Farm Plat
1977 NOV 17 PM 1:47

MARY E. VELTY
RECORDER -
MADISON COUNTY, IOWA

Description

A part of Govt Lot 2 and Lot 3 in Section 30-T77N-R26W of the 5th P.M. Madison County Iowa, described as follows: Beginning at a point on the north line of Govt. Lot 3 of said Sect. 30, that point being 586° 43' W - 2087.4 ft. from the E 1/4 corner of said Sect. 30, thence South 270.85 ft., thence West 38.6 ft., thence South 14.0 ft., thence West 210.0 ft. thence N 0° 57' E - 397.4 ft., thence N 89° 28' E - 242.45 ft., thence South 115.5 ft. to point of beginning, containing 2.24 Acres, subject to Access Easements.

I hereby certify that this plan, specification, or report was prepared by me or under my direct personal supervision and that I am duly registered Professional Engineer under the laws of the State of Iowa.

Signed Richard Fleig Date 10-31-1977
RICHARD FLEIG, P.E. Iowa Reg. No. 6134

