

WARRANTY DEED

Know All Men by These Presents: That Craig F. Charlton and Jane P. Charlton, husband and wife

\_\_\_\_\_ in consideration of the sum of ONE DOLLAR AND OTHER VALUABLE CONSIDERATION in hand paid do here Convey unto Jack E. Allen and Virginia A. Allen, husband and wife

as joint tenants with full rights of survivorship, and not as tenants in common, the following described real estate, situated in Madison County, Iowa, to-wit:

See exhibit 'a' attached

Subject to and together with any and all easements, covenants and restrictions of record.

REAL ESTATE TRANSFER TAX PAID 13 STAMP # 19/25  
Shirley H. Henry, Dye  
RECORDER  
11-17-87 Madison  
DATE COUNTY

Compared

FILED NO. 872  
BOOK 123 PAGE 661

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IND   
REC   
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MARY E. WELTY  
RECORDER  
MADISON COUNTY, IOWA  
Fee \$10.00  
Transfer \$5.00

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 or feminine gender, according to the context.

Signed this 16th day of November, 19 87.

Craig F. Charlton  
Craig F. Charlton  
Jane P. Charlton  
Jane P. Charlton

STATE OF IOWA, Polk ss.  
COUNTY OF Polk

On this 16th day of November, 19 87 before me, the undersigned, a Notary Public in and for said County, in said State, personally appeared Craig F. Charlton and 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.

Jerry Bussanmas  
Notary Public in and for said County.

JERRY BUSSANMAS  
MY COMMISSION EXPIRES  
2-3-90

## EXHIBIT "A"

Beginning at a point 33 feet West of corner post in Southwest corner of the North Half (1/2) of Fractional Section Six (6), in Township Seventy-six (76) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, thence North 1392.4 feet to a point 33 feet west of corner post, thence S 84 degrees 25' East 419.75 feet, thence S 34 degrees 53' West 313.3 feet, thence S 3 degrees 04' East 255.3 feet, thence N 85 degrees 19' East 1313.4 feet, thence S 07 degrees 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,