

FILED NO. **2165**
BOOK **126** PAGE **581**
90 MAY -1 AM 10:00

REAL ESTATE TRANSFER	
TAX PAID <u>2</u>	
STAMP # <u>715</u>	
\$ <u>715</u>	
<u>Mary E. Welty</u>	
RECORDER	
<u>5-1-90</u>	<u>Madison</u>
DATE	COUNTY

MARY E. WELTY
RECORDER
MADISON COUNTY, IOWA
Fee \$5.00, Trans \$5.00

SPACE ABOVE THIS LINE
FOR RECORDER



WARRANTY DEED

For the consideration of SIX THOUSAND SEVEN HUNDRED AND NO/100-----(\$6,700.00)
Dollar(s) and other valuable consideration, WALTER L. SCHAFFER and HELEN M. SCHAFFER, Husband and
Wife,

do hereby Convey to CITY OF ST. CHARLES, IOWA

the following described real estate in MADISON County, Iowa:

A tract of land commencing in the middle of Clanton Creek at a point 10 rods North of the South line of the Northwest Quarter (1/4) of the Northwest Quarter (1/4) of Section Twenty-two (22), in Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, and running thence East to the West line of Atlantic Avenue in the Town of Hanley, platted as West St. Charles; thence Southwesterly along said West line of said Atlantic Avenue to the North line of the Southeast Quarter (1/4) of the Northwest Quarter (1/4) of said Section Twenty-two (22), thence East to the now abandoned right-of-way of the Chicago and North Western Transportation Company; thence Southwesterly along the West line of said abandoned right-of-way to the middle of said Clanton Creek, thence downstream along the middle of said Clanton Creek to the point of beginning except that portion of the tract lying North of the following-described line; Commencing at the intersection of the North line of the Southeast Quarter (1/4) of the Northwest Quarter (1/4) of said Section Twenty-two (22) and the West line of the now abandoned right-of-way of the Chicago and North Western Transportation Company; thence Southwesterly along the West line of said right-of-way, a distance of approximately 90 feet to the middle of an unnamed branch of Clanton Creek, thence Westerly downstream along the middle of said unnamed branch of Clanton Creek to the middle of Clanton Creek.

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:
MADISON COUNTY,

Dated: 4-30-1990

On this 30 day of April,
19 90, before me, the undersigned, a Notary Public
in and for said State, personally appeared _____
Walter L. Schaffer and
Helen M. Schaffer

Walter L. Schaffer
Walter L. Schaffer (Grantor)

Helen M. Schaffer
Helen M. Schaffer (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)

Diane M. Daniels
Notary



(Grantor)

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