

FILED NO. 2054

Fee \$5.00
Transfer \$15.00

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COMPARED

MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA

SPACE ABOVE THIS LINE
FOR RECORDER



WARRANTY DEED — JOINT TENANCY

For the consideration of ONE AND NO/100 ----- (\$1.00)
Dollar(s) and other valuable consideration, MELVIN D. HENLEY and CAROLYN S. HENLEY, Husband
and Wife, also known as MELVIN HENLEY and CAROLYN HENLEY,

do hereby Convey to MELVIN D. HENLEY and CAROLYN S. HENLEY

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

Lot Thirty-three (33) of Kephart's Addition to St. Charles, Iowa, Plat No. 2, a
Subdivision in the City of St. Charles, Madison County, Iowa, subject to and together
with any and all easements, covenants and restrictions of record,

AND

A parcel of land described as commencing at the Southeast corner of the Northeast
Quarter (¼) of Section Twenty-three (23), Township Seventy-five (75) North, Range
Twenty-six (26) West of the 5th P.M., St. Charles, Madison County, Iowa; thence South
85°09' West along South line of said Northeast Quarter (¼) 1,066.82 feet to the point
of beginning; thence North 294.32 feet to the Southeast corner of Lot Thirty-three (33)
of Kephart's Addition to St. Charles Plat No. 2; thence West 204.94 feet; thence South
0°04' West along the East fence line of the abandoned Des Moines, Osceola & Southern
Railroad right-of-way 311.74 feet; thence North 85°09' East along the South line of
said Southeast Quarter (¼) of the Northeast Quarter (¼), 206.04 feet to the point of
beginning, containing 1.3425 acres,

AND

All that part of the former right-of-way of the Chicago, Burlington and Quincy Railroad
Company, which lies between the South line of Carpenter Street and South to the
corporate limits of the Town of St. Charles, Iowa, in the Southeast Quarter (¼) of the
Northeast Quarter (¼) of Section Twenty-three (23), Township Seventy-five (75) North,
Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, and which lies on
both sides of the center line of said right-of-way.

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: April 10, 1991

On this 10th day of April
1991 before me the undersigned, a Notary
Public in and for said State, personally appeared
Melvin D. Henley and
Carolyn S. Henley

Melvin D. Henley
Melvin D. Henley (Grantor)

Carolyn S. Henley
Carolyn S. Henley (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)

[Signature]

Notary Public

(Grantor)

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