

165,000

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### WARRANTY DEED

**Know All Men by These Presents:** That Richard G. Stanley and Mary Ellen Stanley, husband and wife

\_\_\_\_\_ , in consideration of the sum of ONE DOLLAR AND OTHER VALUABLE CONSIDERATIONS in hand paid do hereby Convey unto Charles C. Carnes, a single person, and Sandra J. Carnes, a single person

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:

A parcel of land in the South Half (1/2) of the Southwest Quarter (1/4) of the Southwest Fractional Quarter (1/4) of Section Twelve (12), Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa more particularly described as follows: Commencing at the Southwest corner of Section Twelve (12) Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5 P.M., Madison County, Iowa, thence North 83°04'54" East 445.27 feet, along the South line of the Southwest Fractional Quarter (1/4) of said Section Twelve (12), to the point of beginning, thence North 00°00'00" 292.00 feet, thence North 08°55'17" East 72.98 feet, thence North 26°01'53" East 48.88 feet, thence North 41°25'55" East 87.17 feet, thence North 83°04'54" East 478.26 feet, thence South 00°00'00" 462.40 feet to the South line of said Southwest Fractional Quarter (1/4), thence along said South line, South 83°04'54" West 569.38 feet to the point of beginning, said parcel of land contains 5.887 Acres including 0.801 Acres County Road Right of Way.

Subject to restrictions and easements of record, if any

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 26<sup>th</sup> day of February, 1991.

*Richard G. Stanley*  
Richard G. Stanley

*Mary Ellen Stanley*  
Mary Ellen Stanley

COMPARED

STATE OF IOWA, }  
COUNTY OF Polk } ss.

On this 26<sup>th</sup> day of February, 1991 before me, the undersigned, a Notary Public in and for said County, in said State, personally appeared Richard G. Stanley and Mary Ellen Stanley

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.

*Maxine L. Anderson*  
Notary Public in and for said County

REAL ESTATE TRANSFER  
TAX PAID 38  
STAMP #  
\$ 180<sup>95</sup>  
*Michelle Utsler*  
RECORDER  
3-21-91 Madison  
COUNTY

*MAXINE L. ANDERSON*  
10-92

1894  
FILED NO. \_\_\_\_\_  
BOOK 128 PAGE 561  
91 MAR 22 AM 8:55  
MICHELLE UTSLER  
RECORDER  
MADISON COUNTY, IOWA  
Fee \$5.00  
Transfer \$5.00

DEED RECORD 128

FILED *K*  
10-92  
561