

COMPARED

DEED RECORD 129
435, 123

ENTERED FOR TAXATION
THIS 4th DAY OF Oct. 1991
AUDITORS FEE \$ 15.00
Joan Welch
AUDITOR
Becky Kile
DEPUTY AUDITOR

REAL ESTATE TRANSFER
TAX PAID 6
STAMP #
\$ 685.20
Michelle Utahr
RECORDER
10-3-91 Madison
DATE COUNTY

FILED NO. 945
BOOK 129 PAGE 252
91 OCT -3 PM 3:54
MICHELLE UTARH
RECORDER
MADISON COUNTY, IOWA

Fee \$10.00 Transfer \$15.00

WARRANTY DEED

For the consideration of one
Dollar(s) and other valuable consideration, Craig F. Charlton and
Carolyn Jane Charlton, husband and wife,
do hereby Convey to Hitch Land and Cattle Company
the following described real estate in Madison County,
Iowa:

See Exhibit "A" attached hereto.

Grantors reserve for the benefit of themselves, their heirs,
successors, and assigns an access easement to provide Grantors
ingress and egress to a 6.84-acre pond site located in
Government Lot 6 in Section 31-77-26, Madison County, Iowa,
which easement shall run with and be appurtenant to said real
estate. The easement shall be wide enough for a motor vehicle
to pass over safely and shall be located over and across the
existing raised access lane. Should said easement become
unusable because of drainage ditch revisions, Grantors shall
have the right to an alternate access easement for ingress and
egress to said real estate.

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.

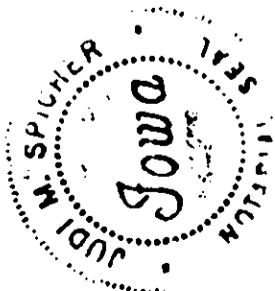
Signed this 3rd day of October, 1991.

Craig F. Charlton
Craig F. Charlton Grantor
Carolyn Jane Charlton
Carolyn Jane Charlton Grantor

STATE OF IOWA)
)ss:
Park COUNTY)

On this 3rd day of October, 1991, before me, the
undersigned, a Notary Public in and for said State, personally
appeared Craig F. Charlton and Carolyn Jane Charlton, husband and
wife, to me known to be the identical persons named in and who exe-
cuted the foregoing instrument, and acknowledged that they executed
the same as their voluntary act and deed.

Judith M. Spicher
Notary Public in and for the State of Iowa



Security Abstract & Title Co., Inc., Abstracts of Title, Winthrop, Madison Co., Iowa

EXHIBIT A

CONTINUATION OF ABSTRACT OF TITLE
No. 56965

TO

In Fractional Section Thirty (30), in Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P. M., Madison County, Iowa, the following: Government Lots Three (3) and Five (5) lying South of County Trunk Road G4R and all of Government Lot Four (4), and all of Fractional Section Thirty-one (31), in Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P. M., Madison County, Iowa, except the following: Beginning 50.91 feet South of the East Quarter (¼) corner of Fractional Section Thirty (30), thence South 3257.0 feet, thence South 84°12' West 222.5 feet, thence South 38°11' West 11.8 feet, thence South 82°07' West 665.59 feet, thence North 560.0 feet, thence North 80°47' East 467.7 feet, thence North 01°19' West 928.2 feet, thence North 32°23' West 783.8 feet, thence North 10°30' West 759.8 feet, thence North 67°56' East 1086.3 feet, to point of beginning, containing 51.85 acres more or less, subject to existing highway and other easements of record, also, the North Half (½) of Fractional Section Six (6) in Township Seventy-six (76) North, Range Twenty-six (26) West of the 5th P. M., Madison County, Iowa, except the following: Beginning at a point 33 feet West of corner post in Southwest corner of said North Half (½) of Fractional Section Six (6), thence North 1392.4 feet to a point 33 feet West of corner post, thence South 84°25' East 419.75 feet, thence South 34°53' West 313.3 feet, thence South 3°04' East 255.3 feet, thence North 85°19' East 1313.4 feet, thence South 07°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, except a parcel of land in Government Lot Three (3) and Government Lot Four (4), in Section Thirty-one (31), in Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P. M., Madison County, Iowa, more particularly described as follows: Beginning at the West Quarter (¼) Corner of Section Thirty-one (31), in Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P. M., Madison County, Iowa, thence along the Quarter (¼) Section Line, North 83°09'17" East, 460.96 feet, thence South 00°19'07" East, 422.59 feet, thence South 18°28'41" West, 239.89 feet, thence North 71°11'39" West, 30.00 feet, thence South 13°03'59" West, 329.10 feet, thence South 80°05'21" East 365.79 feet, thence South 43°43'21" East, 280.24 feet, thence South 27°32'17" East, 182.16 feet, thence South 05°21'17" East, 101.95 feet, thence South 11°13'32" West, 149.16 feet, thence North 68°11'17" West, 98.47 feet, thence North 13°24'46" East, 91.05 feet, thence North 00°47'00" West, 102.16 feet, thence North 27°45'53" West, 86.29 feet, thence North 42°29'50" West, 206.01 feet, thence North 56°27'35" West, 71.08 feet, thence North 85°40'19" West, 83.60 feet, thence South 42°22'08" West, 65.96 feet, thence South 02°16'09" West, 93.58 feet, thence South 16°33'21" West, 79.66 feet, thence South 29°53'47" West, 76.06 feet, thence South 39°20'09" West, 189.16 feet to the center line of North River, thence along said centerline, North 57°25'46" West, 204.28 feet, thence North 50°02'38" West, 137.53 feet to the West line of said Section Thirty-one (31), thence along said West line, North 00°00'00", 1,312.30 feet to the Point of Beginning, said parcel of land contains 15.805 Acres including 0.847 Acres of Public Road Right of Way

SHEET
No. 1.