

REAL ESTATE TRANSFER
TAX PAID 17
SHEET #
\$ 88 ⁵⁵
Michelle L. Hinkle
RECORDER
6-14-91 Madison
DATE COUNTY

COMPARED

FILED NO. 2569
BOOK 56 PAGE 662
91 JUN 14 PM 3:31

MICHELLE L. HINKLE
RECORDER
MADISON COUNTY IOWA

Fee \$10.00
Transfer \$10.00
SPACE ABOVE THIS LINE
FOR RECORDER



WARRANTY DEED

For the consideration of Eighty-one Thousand and no/100 (\$81,000.00) - - - -
Dollar(s) and other valuable consideration,
MELVIN D. HENLEY and CAROLYN S. HENLEY, husband and wife

do hereby Convey to Keith L. Reynolds and Janice E. Reynolds

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.

SEE ATTACHED EXHIBIT "A"

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 acknowledgement 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: POLK COUNTY,

DATED: 6-7-91

On this 7th day of JUNE,
1991, before me, the undersigned, a Notary Public
in and for said State, personally appeared _____
Melvin D. Henley and Carolyn S. Henley,
husband and wife

X Melvin D. Henley
MELVIN D. HENLEY (Grantor)

X Carolyn S. Henley
CAROLYN S. HENLEY (Grantor)

to me known to be the identical persons named in and
who executed the foregoing instrument and acknow-
ledged that they executed the same as their voluntary
act and deed.

S. E. Crawford
Notary Public
(This form of acknowledgement for individual grantor(s) only)

(Grantor)

(Grantor)

S. E. CRAWFORD
MY COMMISSION EXPIRES
6-9-91

Exhibit A

A parcel of land in the Southeast Quarter (¼) of the Northeast Quarter (¼) of Section Twenty-three (23), in Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P. M., City of St. Charles, Madison County, Iowa, including all that part of the former right-of-way of the Chicago, Burlington and Quincy Railroad Company, which lies South of the South line of Carpenter Street extended, more particularly described as follows: Commencing at the Southeast Corner of the Northeast Quarter (¼) of Section Twenty-three (23), in Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P. M., City of St. Charles, Madison County, Iowa, thence along the South line of the Southeast Quarter (¼) of the Northeast Quarter (¼) of said Section Twenty-three (23), South 85°22'33" West, 1,065.49 feet to the point of beginning, thence continuing along said South line, South 85°22'33" West 255.55 feet to the Southwest Corner of said Southeast Quarter (¼) of the Northeast Quarter (¼), thence along the West line of said Southeast Quarter (¼) of the Northeast Quarter (¼), North 00°01'39" East, 319.52 feet, thence Northerly 129.41 feet along a non-tangent, 1,502.84 foot radius curve, concave southeasterly, having a central angle of 04°56'02" and a long chord, North 08°10'33" East, 129.37 feet, thence along the South line of Carpenter Street extended, North 90°00'00" East, 50.91 feet, thence Southerly 133.65 feet along the westerly line of Lot Thirty-three (33), Kephart's Addition Plat No. (2) to St. Charles, on a 1,452.84 foot radius curve, concave southeasterly, having a central angle of 05°16'15" and a long chord, South 08°22'41" West, 133.61 feet, thence along the south line of said Lot Thirty-three (33), North 89°57'39" East, 204.76 feet to the Southeast Corner of said Lot Thirty-three (33), thence South 00°00'21" West, 294.94 feet to the Point of Beginning, said parcel of land contains 1.937 Acres, except 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 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 South line of said Southeast Quarter (¼) of the Northeast Quarter (¼), 206.04 feet to point of beginning, containing 1.3425 acres, 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 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 South line of said Southeast Quarter (¼) of the Northeast Quarter (¼), 206.04 feet to point of beginning, containing 1.3425 acres,