



Document 2009 3909

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Date 12/30/2009 Time 4:10 PM

Rec Amt \$14.00 Aud Amt \$5.00

Rev Transfer Tax \$431.20

Rev Stamp# 348 DOV# 369

INDX

ANNO

SCAN

LISA SMITH, COUNTY RECORDER

MADISON COUNTY IOWA

CHEK



WARRANTY DEED

THE IOWA STATE BAR ASSOCIATION

Official Form #101

Recorder's Cover Sheet

\$ 270,000.00

Preparer Information: (Name, address and phone number)

Douglas R. Grabinski, PO Box 227, 705½ 7th Avenue , Clear Lake, IA 50428, Phone: (641) 357-2992

Taxpayer Information: (Name and complete address)

City of St. Charles, PO Box 118, St. Charles, IA 50240

Return Document To: (Name and complete address)

Douglas R. Grabinski, PO Box 227, 705½ 7th Avenue , Clear Lake, IA 50428, Phone: (641) 357-2992

Grantors:

Janet L. Christensen

Robert D. Christenesen

Grantees:

City of St. Charles, Iowa

Legal description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration,
Janet L. Christensen and Robert D. Christensen, wife and husband

do hereby Convey to
City of St. Charles, Iowa, a municipal corporation

the
following described real estate in MADISON County, Iowa:

A parcel of land located in the South Half (S½) of the Southeast Quarter (SE¼) of Section Twenty-three (23), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, containing 44.96 acres, as shown in Plat of Survey filed in Book 2009, Page 3532 on November 20, 2009, in the Office of the Recorder of Madison County, Iowa

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.

Dated: December 21, 2009

Janet L. Christensen
Janet L. Christensen (Grantor)

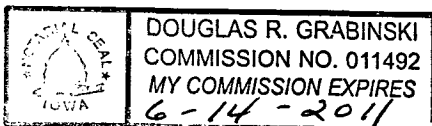
Robert D. Christensen
Robert D. Christensen (Grantor)

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF CERRO GORDO

This instrument was acknowledged before me on December 21, 2009, by Janet L. Christensen and Robert D. Christensen, wife and husband



Douglas R. Grabinski
Douglas R. Grabinski, Notary Public