



Document 2011 1949

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Date 7/28/2011 Time 9:45 AM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$12.00

Rev Stamp# 222 DOV# 236

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

INDX ✓
ANNO
SCAN
CHEK

THE IOWA STATE BAR ASSOCIATION Official Form No. 101 - May 2006 Jerrold B. Oliver FOR THE LEGAL EFFECT OF THE USE OF THIS FORM, CONSULT YOUR LAWYER

Return To: Mark L. Smith, PO BOX 230, Winterset, IA 50273, (515) 462-3731
Preparer: Mark L. Smith, PO BOX 230, Winterset, IA 50273, (515) 462-3731
Taxpayer: City of St. Charles, 113 South Lumber, St. Charles, IA 50240



WARRANTY DEED

For the consideration of \$7,680.00 Dollar(s) and other valuable consideration,
Janet Christensen and Robert Christensen, Wife and Husband

do hereby
Convey to City of St. Charles, Iowa

the
following described real estate in Madison County, Iowa:
See 1 in Addendum

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.

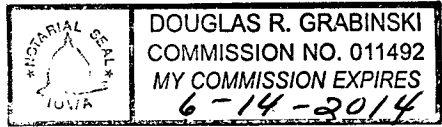
Dated: July 7, 2011

Janet Christensen
Janet Christensen (Grantor)

Robert Christensen
Robert Christensen (Grantor)

STATE OF IOWA, COUNTY OF CERRO GORDO
This instrument was acknowledged before me on July 7, 2011, by Janet Christensen and Robert Christensen, Wife and Husband

Douglas R. Grabinski
Douglas R. Grabinski, Notary Public



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

Addendum

1. A parcel of land located in the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of Section Twenty-three (23), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th PM, Madison County, Iowa, and described as follows: Commencing at the South Quarter Corner of said Section 23; thence S89°42'49" E along said south line, a distance of 497.05 feet to the Point of Beginning; thence N 04°57'06" E a distance of 1316.90 feet to the north line of the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of said Section 23, thence S01°15'06" W a distance of 1312.30 feet to the south line of the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of said Section 23; thence N89°42'49" W along said South line, a distance of 85.00 feet to the Point of Beginning; said parcel contains 1.28 acres and is subject to easements and restrictions of record.