



Document 2018 3358

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Date 10/17/2018 Time 10:36:40AM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$103.20

Rev Stamp# 444 DOV# 445

LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

INDX

ANNO

SCAN

CHEK

*EV* Return to: Robert L. Myott, P.O. Box 644, Humboldt, IA 50548, 515-332-4093  
Prepared by: Larry F. Reynolds, 2277 213th Ave, Osceola, IA 50213, 641-414-2983

## **SPECIAL WARRANTY DEED**

**For the consideration of Sixty Five Thousand dollars and other valuable consideration, Larry F. Reynolds and Lucille B. Reynolds, Husband and Wife, as Joint Tenants with full rights of Survivorship and Not as Tenants in Common, do hereby Convey to David Kramer and Darlene Kramer, Husband and Wife, as Joint Tenants with full rights of Survivorship and Not as Tenants in Common, the following described real estate in MADISON County, Iowa:**

### **Elementary School Facilities (1):**

**Lots Seven (7) and Eight (8) in Block Four (4) of Hartman and Young's Addition to the Town of St. Charles, Madison County, Iowa and Lots five (5) and six (6) in Block Four (4) of Hartman and Young's Addition to the Town of St. Charles, Madison County, Iowa.**

### **Elementary School Facilities (2):**

**Lot Three (3) in Block four (4) of Hartman and Young's Addition to the Town of St. Charles, Madison County, Iowa and Lot four (4) in Block four (4) of Hartman and Young's Addition to the Town of St. Charles, Madison County, Iowa and Lots One (1) and Two (2) in Block Four (4) of Hartman and Young's Addition to the Town of St. Charles, Madison County, Iowa.**

### **A portion of Vine Street and alleys (3):**

*A portion of Vine Street lying East of Lumber Street and West of Cross Street, by the following described real estate, to-wit: Beginning at a point 66 feet due North of the Northeast corner of Block Four (4) of Hartman and Young's Addition to the Original Plat of St. Charles, Madison County, Iowa, thence running due West two hundred thirty (230) feet, thence due South 66 feet to the northern border of Lot four (4) of said Block Four (4) of said Hartman and Young's Addition to the Town of St. Charles, Madison County, Iowa, thence due East two hundred thirty (230) feet, thence due North 66 feet to point of origin,*

***BUT DOES NOT INCLUDE the remaining portion of Vine Street lying East of Lumber Street and West of Cross Street, which is adjacent to and due West of the portion of Vine Street***

described above to Lumber Street to wit: Beginning at a point 230 feet due West of a point 66 feet due North of the Northeast corner of Block Four (4) of Hartman and Young's Addition to the Original Plat of St. Charles, Madison County, Iowa, thence due West to Lumber Street, thence due South 66 feet, thence due East from Lumber Street to a point 230 feet due West of the Northeast corner of Block Four (4) of Hartman and Young's Addition to the Original Plat of St. Charles, Madison County, Iowa, thence due North 66 feet to point of origin.

and includes;

An alley running East and West and lying between Lumber Street and Cross Street, which is bounded on the North by Lots One (1), Two (2), Three (3) and Four (4) and is bounded on the South by Lots Five (5), Six (6), Seven (7) and Eight (8), in Block Four (4) of Hartman and Young's Addition to the Town of St. Charles, Madison County, Iowa; and

An alley running North and South and lying between Vine Street and Market Street, which is bounded on the West by Lots Three (3) and Six (6) and bounded on the East by Lots Two (2) and Seven (7), in Block Four (4) of Hartman and Young's Addition to the Town of St. Charles, Madison County, Iowa.

Grantors do Hereby Covenant with Grantees and successors in interest to Warrant and Defend the real estate against the lawful claims of all persons claiming by, through or under them, 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: 9/27, 2018

By: Larry F. Reynolds  
Larry F. Reynolds (Grantor)

By: Lucille B. Reynolds  
Lucille B. Reynolds (Grantor)

State of Iowa, Clarke County, On this 27<sup>th</sup>

Day of Sept., 2018, before me the undersigned, a Notary Public, in and for said State, personally appeared Larry F. Reynolds to me known to be the identical person named in and who executed the foregoing instrument and acknowledged that they executed the same as their voluntary act and deed.

Sandra S. Palmer  
Notary Public

State of Wisconsin, Jefferson County, On this 27

Day of September, 2018, before me the undersigned, a Notary Public, in and for said State, personally appeared Lucille B. Reynolds to me known to be the identical person named in and who executed the foregoing instrument and acknowledged that they executed the same as their voluntary act and deed.

Katy A. Colon  
Notary Public  
exp 8-14-20

