



Document 2019 2461

Book 2019 Page 2461 Type 03 001 Pages 1
Date 8/09/2019 Time 2:07:15PM
Rec Amt \$7.00 Aud Amt \$5.00
Rev Transfer Tax \$594.40
Rev Stamp# 303 DOV# 310
LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

INDX
ANNO
SCAN
CHEK



WARRANTY DEED

Return to: Mark L. Smith, Post Office Box 230, Winterset, IA 50273
Taxpayer: Honey Creek Farms, LC, 4725 Merle Hay Road, Des Moines, IA 50322
Preparer: Mark L. Smith, Post Office Box 230, Winterset, IA 50273 Phone: (515) 462-3731

For the consideration of -----\$372,000.00----- Dollar(s) and other valuable consideration, David Downs and Patricia Downs, Husband and Wife,
Honey Creek Farms, LC do hereby Convey to

Madison County, Iowa: The North Half (N 1/2) of the Southeast Quarter (SE 1/4) of Section Thirty-two (32), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, EXCEPT the former railroad right-of-way across the Northwest Quarter (NE 1/4) of the Southeast Quarter (SE 1/4) of said Section Thirty-two (32); AND, all that part of the Southeast Quarter (SE 1/4) of the Northeast Quarter (NE 1/4) of said Section Thirty-two (32), lying East of Clanton Creek.



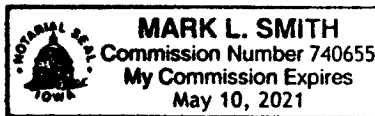
Grantors do Hereby Covenant with grantees, and successors in interest, that grantors hold the real estate by title in fee simple; that they have good and lawful authority to sell and Convey the real estate; that the real estate is free and clear of all liens and encumbrances except as may be above stated; 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 on 8/7/19

David Downs
David Downs (Grantor)

Patricia Downs
Patricia Downs (Grantor)

STATE OF IOWA, COUNTY OF MADISON
This record was acknowledged before me on 8/7/19, by David Downs
and Patricia Downs



Mark L. Smith
Signature of Notary Public