



Document 2020 1671

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Date 5/15/2020 Time 12:26:15PM

Rec Amt \$12.00 Aud Amt \$5.00

INDX

Rev Transfer Tax \$59.20

ANNO

Rev Stamp# 157 DOV# 157

SCAN

LISA SMITH, COUNTY RECORDER

CHEK

MADISON COUNTY IOWA

WARRANTY DEED
(CORPORATE/BUSINESS ENTITY GRANTOR)
Recorder's Cover Sheet

\$37,500

Preparer Information:

David E. Brick, Brick Gentry, PC, 6701 Westown Pkwy, Ste 100, West Des Moines, IA 50266,
Phone: (515) 274-1450

1/

Taxpayer Information:

Steve Downs, 2656 Truro Road, St. Charles, Iowa 50240

Return Document To:

Steve Downs, 2656 Truro Road, St. Charles, Iowa 50240

Grantors:

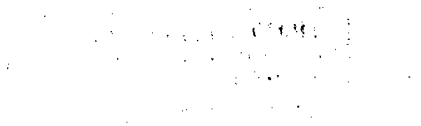
AEC Enterprises, Inc., an Iowa Corporation

Grantees:

Steve Downs, an individual

Legal Description: See Page 2

Document or instrument number of previously recorded documents:





**Warranty Deed
(Corporate/Business Entity Grantor)**

For the consideration of One (1) Dollar(s) and other valuable consideration, AEC Enterprises, Inc., an Iowa Corporation organized and existing under the laws of Iowa does hereby Convey to Steve Downs, an individual the following described real estate in Madison County, Iowa:

Lot Four (4) in the Southeast Section of the Original Town of St. Charles,
Madison County, Iowa



The grantor hereby covenants with grantees, and successors in interest, that it holds the real estate by title in fee simple; that it has 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 it covenants to Warrant and Defend the real estate against the lawful claims of all persons, except as may be above stated.

Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, according to the context.

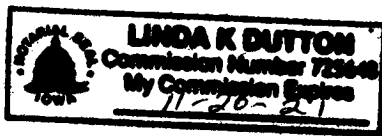
Dated: May 6th, 2020.

AEC Enterprises, Inc., an Iowa Corporation

By [Signature]
Jared Austin, President

STATE OF IOWA, COUNTY OF Madison

This record was acknowledged before me on 5-6, 2020, by Jared Austin as President of AEC Enterprises, Inc.



[Signature]
Signature of Notary Public