



Document 2024 79

Book 2024 Page 79 Type 03 002 Pages 2
Date 1/10/2024 Time 10:44:27AM
Rec Amt \$12.00 Aud Amt \$5.00

INDX
ANNO
SCAN

BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

**QUIT CLAIM DEED
Recorder's Cover Sheet**

Preparer Information of Cover Sheet:

Joseph K. Strong, 106 East Salem Avenue, PO Box 215, Indianola, IA 50125
(515) 961-2574

Taxpayer Information:

An undivided 50% interest to Edwin C. Downs and Janet L. Downs, Co-Trustees of the Edwin C. Downs Trust 'U/A' dated December 19, 2023 and
an undivided 50% interest to Janet L. Downs and Edwin C. Downs, Co-Trustees of the Janet L. Downs Trust 'U/A' dated December 19, 2023
214 S Cross Street, St Charles, IA 50240

Return Address:

Joseph K. Strong, 106 East Salem Avenue, PO Box 215, Indianola, IA 50125
(515) 961-2574

Grantors:

Edwin C. Downs
Janet Lea Downs

Grantees:

Undivided 50% interest to Edwin C. Downs and Janet L. Downs, Co-Trustees of the Edwin C. Downs Trust 'U/A' dated December 19, 2023 and
an undivided 50% interest to Janet L. Downs and Edwin C. Downs, Co-Trustees of the Janet L. Downs Trust 'U/A' dated December 19, 2023

Legal Description: See Page 2

Document or instrument number if applicable: See Page 2

QUIT CLAIM DEED

For the consideration of One Dollar and other valuable consideration, Edwin C. Downs and Janet Lea Downs, husband and wife, do hereby Quit Claim and Convey an undivided 50% interest to Edwin C. Downs and Janet L. Downs, Co-Trustees of the Edwin C. Downs Trust 'U/A' dated December 19, 2023 and an undivided 50% interest to Janet L. Downs and Edwin C. Downs, Co-Trustees of the Janet L. Downs Trust 'U/A' dated December 19, 2023 all our right, title, interest, estate, claim and demand in the following described real estate in Madison County, Iowa:

Lots Seven (7) and Eight (8) in Block Thirteen (13) of Hartman & Young’s Addition to the Town of St. Charles, Madison County, Iowa

Subject to easements and covenants of record

Exemption No. 428A.2(11) – No actual consideration

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 19, 2023



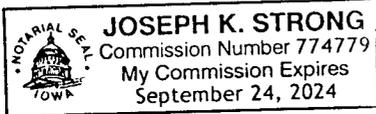
Edwin C. Downs Grantor



Janet Lea Downs Grantor

STATE OF IOWA, COUNTY OF WARREN: ss

This record was acknowledged before me on December 19, 2023 by Edwin C. Downs and Janet Lea Downs, husband and wife.


Notary Public