

MICHELLE "MICKI" UTSLER, COUNTY RECORDER
MADISON IOWA

ENTERED FOR TAXATION
THIS 19 DAY OF Jan 2005
Jan W. Welch
Debbie Corkran

COMPUTER
RECORDED
COMPARED

Preparer Information Jerrold B. Oliver, P.O. Box 230, Winterset, (515) 462-3731

Individual's Name Street Address City Phone

Address Tax Statement: Steven W. Downs and Kimberly S. Downs
2656 Truro Rd., St. Charles, IA 50240

SPACE ABOVE THIS LINE
FOR RECORDER



WARRANTY DEED - JOINT TENANCY

For the consideration of Thirty-one thousand
Dollar(s) and other valuable consideration,
Micheal David Hooper and Peggy Hooper, Husband and Wife

do hereby Convey to
Steven W. Downs and Kimberley S. Downs

as Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described
real estate in MADISON County, Iowa:

Parcel "A" located in the Northeast Quarter (1/4) of the Northwest Quarter (1/4) of Section Twenty-four (24), Township
seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, containing 0.718 Acres, as
shown in Plat of Survey filed on March 25, 1993, in Town Plat Book 2, Page 173, in the Office of the Recorder of
Madison County, Iowa,

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.

STATE OF IOWA, Dated: 1-17-2005

MADISON COUNTY, ss: Micheal D Hooper
On this 17th day of January, 2005, before me, the undersigned, a Notary
Public in and for said State, personally appeared Micheal David Hooper (Grantor)

Micheal David Hooper and Peggy Hooper
Peggy Hooper (Grantor)

to me known to be the identical persons named in
and who executed the foregoing instrument and
acknowledged that they executed the same as their
voluntary act and deed. _____ (Grantor)



Vicki J Roberts Notary Public _____ (Grantor)
(This form of acknowledgment for individual grantor(s) only)