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MICKI UTSLER

RECORDER

MADISON COUNTY, IOWA

REC \$ 5⁰⁰
AUD \$ 5⁰⁰
R.M.F. \$ 1⁰⁰

COMPUTER
RECORDED
COMPARED

Preparer Information Jerrold B. Oliver, P.O. Box 230, Winterset, Iowa 50273, (515) 462-3731

Individual's Name

Street Address

City

Phone

Address Tax Statement : Edwin and Janet Downs
214 S. Cross, St. Charles, IA 50240

SPACE ABOVE THIS LINE
FOR RECORDER



WARRANTY DEED - JOINT TENANCY

For the consideration of ONE
Dollar(s) and other valuable consideration,
EDWIN C. DOWNS and JANET LEA DOWNS, Husband and Wife,

do hereby Convey to
EDWIN C. DOWNS and JANET LEA DOWNS,

as Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, 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

This Deed is between a husband and wife. Therefore, no Declaration of Value or Groundwater
Statement is required.

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: October 22, 2001

MADISON COUNTY,

ss:

On this 22nd day of October,
2001, before me, the undersigned, a Notary
Public in and for said State, personally appeared
Edwin C. Downs and Janet Lea Downs

Edwin C. Downs (Grantor)

Janet Lea Downs (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.

Jerrold B. Oliver
Notary Public

(Grantor)

(This form of acknowledgment for individual grantor(s) only)

