

ENTERED FOR TAXATION  
THIS 23 DAY OF Jan 2005  
D. Colburn AUDITOR  
D. Colburn DEPUTY AUDITOR

Document 2006 44  
Book 2006 Page 44 Type 03 001 Pages 2  
Date 1/03/2006 Time 4:03 PM  
Rec Amt \$12.00 Aud Amt \$5.00  
Rev Transfer Tax \$178.40  
Rev Stamp# 6  
MICHELLE UTSLER, COUNTY RECORDER  
MADISON IOWA

COMPUTER	<u>✓</u>
RECORDED	<u>✓</u>
COMPARED	_____

X

**WARRANTY DEED**  
THE IOWA STATE BAR ASSOCIATION  
Official Form No. 101  
Recorder's Cover Sheet

#112,000.00

**Preparer Information:** (Name, address and phone number)  
JOHN E. CASPER  
223 EAST COURT AVENUE  
WINTERSET, IA 50273  
Phone: (515) 462-4912

**Taxpayer Information:** (Name and complete address)  
Sheryl Lee North  
705 E. Alta Vista Ave  
Ottumwa, IA 52501

**Return Document To:** (Name and complete address)  
✓ John E. Casper  
PO Box 67  
Winterset, IA 50273

**Grantors:**  
David D. Downs  
Patricia Downs

**Grantees:**  
Sheryl Lee North

**Legal description:** See Page 2

**Document or instrument number of previously recorded documents:**



### WARRANTY DEED

For the consideration of One hundred twelve thousand and no/100  
Dollar(s) and other valuable consideration,

David D. Downs and Patricia Downs, husband and wife

do hereby Convey to  
Sheryl Lee North

the following described real estate in Madison County, Iowa:

The Southwest Quarter (1/4) of the Northeast Quarter (1/4) and the Northwest Quarter (1/4) of the Southeast Quarter (1/4) of Section Thirteen (13), in Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa,

This deed is in fulfillment of a real estate contract dated December 22, 2005 and filed for record at the Madison County Recorder's Office on December 27, 2005 in Book 2005 at Page 6105.

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  
COUNTY OF MADISON

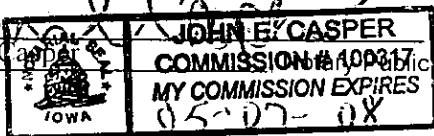
Dated: December 22, 2005

This instrument was acknowledged before me on December 22nd, 2005 by David D. Downs and Patricia Downs, husband and wife

David D. Downs  
David D. Downs (Grantor)

Patricia J. Downs  
Patricia Downs (Grantor)

John E. Casper  
John E. Casper



(Grantor)

(Grantor)