



ENTERED FOR TAXATION
 THIS 21 DAY OF 02-2006
Jan. 21 2006
Debbie Carlson
 DEPUTY RECORDER

Document 2006 655

Book 2006 Page 655 Type 03 001 Pages 2
 Date 2/21/2006 Time 10:11 AM
 Rec Amt \$12.00 Aud Amt \$5.00

MICHELLE UTSLER, COUNTY RECORDER
 MADISON IOWA

COMPUTER	<input checked="" type="checkbox"/>
RECORDED	<input checked="" type="checkbox"/>
COMPARED	<input type="checkbox"/>



SPECIAL WARRANTY DEED

THE IOWA STATE BAR ASSOCIATION
 Official Form No. 105
 Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)
 Jerrold B. Oliver, P.O. Box 230, Winterset, IA 50273, Phone: (515) 462-3731

Taxpayer Information: (Name and complete address)
 Steven W. Downs
 2656 Truro Rd.
 St. Charles, IA 50273

Return Document To: (Name and complete address)
 Jerrold B. Oliver
 PO BOX 230
 Winterset, IA 50273

Grantors:
 City of St. Charles

Grantees:
 Steven W. Downs

Legal description: See Page 2

Document or instrument number of previously recorded documents:



SPECIAL WARRANTY DEED

For the consideration of One

Dollar(s) and other valuable consideration,
City of St. Charles

do hereby Convey to
Steven W. Downs

the following described real estate in Madison County, Iowa:

Parcel "S" 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., City of St. Charles, Madison County, Iowa, as shown in the Plat of Survey filed on December 14, 2005, in Town Plat Book 2005, Page 5979 of the Office of the Recorder of Madison County, Iowa.

The consideration for this deed is less than \$500.00. Therefore, no Declaration of Value or Ground Water Statement is required.

Grantors do Hereby Covenant with Grantees and successors in interest to Warrant and Defend the real estate against the lawful claims of all persons claiming by, through or under them, 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: 2-7-06

This instrument was acknowledged before me on _____ by
Joan Brown as Mayor of the City of St. Charles and Denise Sprague as City Clerk of the City of St. Charles

City of St. Charles
By: Joan Brown
Joan Brown, Mayor (Grantor)

By: Denise Sprague
Denise Sprague, City Clerk (Grantor)

_____, Notary Public

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