

MICHELLE UTSLER, COUNTY RECORDER
MADISON IOWA

ENTERED FOR TAXATION
THIS 09 DAY OF 05-2006
J. Welch
D. Corbush
DEPUTY

COMPUTER
RECORDED
COMPARED

VFM

©THE IOWA STATE BAR ASSOCIATION Official Form No. 101 - January 2006 Jerrold B. Oliver ISBA # 04132 FOR THE LEGAL EFFECT OF THE USE OF THIS FORM, CONSULT YOUR LAWYER

Return Document to: Jerrold B. Oliver, P.O. Box 230, Winterset, IA 50273, Phone: (515) 462-3731
Preparer Information: Jerrold B. Oliver, P.O. Box 230, Winterset, IA 50273, Phone: (515) 462-3731
Address Tax Statement: Farmers & Merchants State Bank, 101 W Jefferson, Winterset, IA 50273



WARRANTY DEED

For the consideration of Seventy-five thousand Dollar(s) and other valuable consideration,
Steven W. Downs and Kimberly S. Downs, Husband and Wife

do hereby Convey to
Farmers & Merchants State Bank

the following described real estate in Madison County, Iowa:
Sec 1 in Addendum

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.

Dated: 5/6/06
Steven W. Downs (Grantor) Kimberly S. Downs (Grantor)
Steven W. Downs (Grantor) Kimberly S. Downs (Grantor)

STATE OF Iowa COUNTY OF Madison

This instrument was acknowledged before me on May 6th 2006 by Steven W. Downs and Kimberly S. Downs, Husband and Wife

DIANE M. DANIELS
Commission Number 155652
My Commission Expires

Diane M. Daniels
4.5.08, Notary Public

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

Addendum

1. Parcel "A" located in the Northeast Quarter (NE 1/4) of the Northwest Quarter (NW 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.

AND

Parcel "S" 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., City of St. Charles, Madison County, Iowa, containing 0.1848 Acres, as shown in Plat of Survey filed on December 14, 2005, in Book 2005, Page 5979, in the Office of the Recorder of Madison County, Iowa