

THE IOWA STATE BAR ASSOCIATION
Official Form No. 101

Jerrold B. Oliver ISBA # 04132

FOR THE LEGAL EFFECT OF THE USE OF
THIS FORM, CONSULT YOUR LAWYER

REC \$ 5.00
AUD \$ 10.00
R.M.F. \$ 1.00

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BOOK 139 PAGE 104

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98 MAY 18 PM 1:34

MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA

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

Individual's Name Street Address City Phone



WARRANTY DEED

SPACE ABOVE THIS LINE
FOR RECORDER

For the consideration of ONE
Dollar(s) and other valuable consideration,
LARRY DOWNS and DORIS DOWNS, Husband and Wife,

do hereby Convey to
LARRY DOWNS and DORIS DOWNS, as Tenants in Common,

the following described real estate in Madison County, Iowa:

The Northwest Quarter (NW1/4) of the Southeast Quarter (SE1/4) and the Northeast Quarter (NE1/4) of the Southwest Quarter (SW1/4) of Section Twenty-six (26), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa

AND

The South Half (S1/2) of the Northeast Quarter (NE1/4) of Section Twenty-four (24), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa

This consideration for this Deed is less than \$500. 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 distributiv 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: May 14, 1998

MADISON COUNTY,
On this 14th day of May,
19 98, before me, the undersigned, a Notary
Public in and for said State, personally appeared
Larry Downs and Doris Downs

ss:

Larry Downs
Larry Downs (Grantor)

Doris Downs
Doris 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)
(Grantor)
(Grantor)

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



JERROLD B. OLIVER
NOTARY COMMISSION EXPIRES
August 28, 2000