



Document 2009 3636

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Date 12/01/2009 Time 1:12 PM

Rec Amt \$14.00 Aud Amt \$5.00

Rev Transfer Tax \$167.20

Rev Stamp# 321 DOV# 333

INDX ✓
ANNO
SCAN
CHEK

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

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Official Form No. 101 - May 2006

Jerrold B. Oliver

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

Return To: Dennis Downing, 2340 Rustic Ave., Winterset, IA 50273

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

Taxpayer: Dennis Downing, 2340 Rustic Ave., Winterset, IA 50273



WARRANTY DEED

For the consideration of \$105,000.00 Dollar(s) and other valuable consideration,
Rusty Stephens and Mary Beth Stephens, Husband and Wife

do hereby
Convey to Dennis Downing

the
following described real estate in Madison County, Iowa:
See 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.

Rusty Stephens (Grantor)

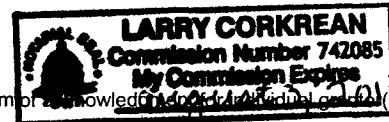
Dated: Nov. 16, 2009

Mary Beth Stephens (Grantor)

STATE OF IOWA, COUNTY OF MADISON

This instrument was acknowledged before me on 11/16/2009, by Rusty Stephens and Mary Beth Stephens

Larry Corkrean, Notary Public



(This form of acknowledgment is valid only if signed by the grantor(s) only)

Addendum

1. A parcel of land located in the West Half ($\frac{1}{2}$) of the Southwest Quarter ($\frac{1}{4}$) of the Northwest Quarter ($\frac{1}{4}$) of Section Twelve (12), Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, containing 3.000 acres, as shown in Plat of Survey filed in Farm Plat Book 2, Page 322 on July 28, 1992 in the Office of the Recorder of Madison County, Iowa

