

REAL ESTATE TRANSFER	
TAX PAID	9
STAMP #	
\$	50.00
RECORDED	
DATE	6-4-92
COUNTY	

FILED NO. 2950

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92 JUN -4 PII 5: 06

MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA

FEE * 5.00 TRANSFER 5.00
SPACE ABOVE THIS LINE
FOR RECORDER

COMPLETED



WARRANTY DEED

For the consideration of Thirty-seven Thousand Eight Hundred and no/100- - - (\$37,800.00)
Dollar(s) and other valuable consideration, Howard P. Downs and Susan R. Downs, husband and
wife,

do hereby Convey to Stever W. Downs and Kimberley S. Downs

the following described real estate in Madison County, Iowa:

The Northwest Quarter (1/4) of the Southwest Quarter (1/4) of Section Twenty-five (25), in Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa.

There are three (3) circular grain bins currently located on the above described real property. Howard P. Downs and Susan R. Downs, and their successors and assigns, hereby reserve all right to use these bins, maintain them, and reconstruct them, and an easement over existing driveways to these bins for the above purposes. The above easement rights include the right to do whatever is necessary to maintain supplies of electricity and gas to serve these bins. Steve W. Downs and Kimberley S. Downs, and their successors and assigns, shall maintain gates and roads to provide Howard P. Downs and Susan R. Downs, and their successors and assigns, with the above access.

Howard P. Downs and Susan R. Downs, and their successors and assigns, retain all right, title and interest in the three (3) grain bins and all ancillary equipment.

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 acknowledgement 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 23, 1992

Madison COUNTY, ss:

On this 23rd day of MAY,
19 92, before me, the undersigned, a Notary Public
in and for said State, personally appeared
HOWARD P. DOWNS AND SUSAN R. DOWNS

Howard P. Downs
HOWARD P. DOWNS (Grantor)

Susan R. Downs
SUSAN R. DOWNS (Grantor)

to be the identical persons named in and
to the foregoing instrument and acknow-
ledged the same as their voluntary

Michelle Utsler
Notary Public

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

(Grantor)

(Grantor)