

FILED NO. 3434

REAL ESTATE TRANSFER TAX PAID 10 STAMP # \$ 15.30 Michelle Utstler RECORDER 6-5-99 Madison COUNTY DATE

COMPUTER RECORDED COMPARED

BOOK 137 PAGE 595

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REC 5 000 AUD 5 000 S.M.F. 6/1/99

MICHELLE UTSLER RECORDER MADISON COUNTY, IOWA

Preparer Information G. Stephen Walters P.O. Box 230 Winterset 462-3731 Individual's Name Street Address City Phone

Return to: Steve Downs, 2656 Truro Rd., St Charles IA 50240

SPACE ABOVE THIS LINE FOR RECORDER

WARRANTY DEED - JOINT TENANCY

For the consideration of TEN THOUSAND (\$10,000)

Dollar(s) and other valuable consideration, HOWARD P. DOWNS and SUSAN R. DOWNS, Husband and Wife,

do hereby Convey to JAMES T. DOWNS and LUANN R. DOWNS,

as Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described real estate in Madison County, Iowa:

The West 655.80 feet of the North Half (1/2) of the Northwest Quarter (1/4), EXCEPT the North 330 feet thereof, all in Section 36, Township 75 North, Range 26, West of the 5th P.M., Madison County, Iowa.

Wherever in the chain of title to the above described property the following description appears, it is intended to, and does, refer to the same property as the above described property:

The West 655.80 feet of the North Half (1/2) of the Northwest Quarter (1/4) of the Section 36, EXCEPT the following described tract of land: Commencing at the Northwest corner of said Section 36, thence South 330 feet, thence North 85 degrees 4 minutes East 655.80 feet, thence North 00 degrees 25 minutes East 330 feet, thence South 85 degrees 5 minutes West 658.19 feet along the North line of the Northwest Quarter (1/4) of said Section 36 to the point of beginning, said parcel containing 4.96 acres including 0.25 acres of county road right-of-way, all in Township 75 North, Range 26, West of the 5th P.M., Madison County, Iowa.

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.

STATE OF ILLINOIS

Dated: May 29, 1997

DuPAGE COUNTY, ss:

On this 19 97 day of before me, the undersigned, a Notary Public in and for said State, personally appeared Howard P. Downs and Susan R. Downs

Howard P. Downs (Grantor)

Susan R. 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.

(Grantor)

Beverly Pascual Notary Public

(Grantor)

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

BEVERLY PASCUAL Notary Public, State of Illinois Commission Expires 1-30-2000

Inst. No. 1065 Page 1065 Recording Fee \$12.00 Filed for Record this 03 day of April 19 1997 at 11:36 A.M. Recorder, By Connie Miller Deputy