



Document 2011 3572

Book 2011 Page 3572 Type 03 001 Pages 2
Date 12/30/2011 Time 1:25 PM
Rec Amt \$12.00 Aud Amt \$5.00
Rev Transfer Tax \$226.40
Rev Stamp# 386 DOV# 411
LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

INDX
ANNO
SCAN
CHEK

1/2 EW

This instrument prepared by:
MARK U. ABENDROTH, Abendroth & Russell, P.C., 2560 73rd St, Urbandale, IA 50322-4700 Phone No.: (515)453-4214
Return to:
Scott D. Downs and Ashley L. Downs, 504 W Clanton St, Indianola, IA 50125
Mail tax statements to:
Scott D. Downs and Ashley L. Downs, 504 W Clanton St, Indianola, IA 50125 Order No.: MES-36824/LA

\$142,000

WARRANTY DEED

Legal: Lot Six (6) of KEPHART'S ADDITION to St. Charles, a Subdivision in Madison County, Iowa



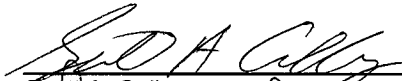
For the consideration of One Dollar (\$1.00) and other good valuable consideration, receipt of which is hereby acknowledged, **Scott A. Collogan and Lauren B. Collogan fka Lauren B. Dawson, husband and wife**, do hereby convey unto **Scott D. Downs and Ashley L. Downs, husband and wife, as Joint Tenants with full rights of survivorship and not as Tenants in Common**, the above-described real estate.

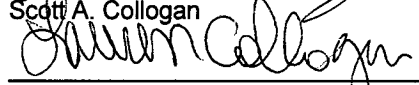
ABENDROTH & RUSSELL, P.C.

SUBJECT TO ALL COVENANTS, RESTRICTIONS AND EASEMENTS OF RECORD

Grantors do hereby covenant with Grantees, and successors in interest, that said Grantors hold the real estate by title in fee simple; that the Grantors 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.

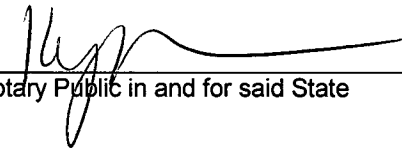


Scott A. Collogan


Lauren B. Collogan fka Lauren B. Dawson

STATE OF Iowa)
COUNTY OF Warren) SS:

This instrument was acknowledged before me on December 27 2011 by Scott A. Collogan and Lauren B. Collogan fka Lauren B. Dawson, husband and wife.



Notary Public in and for said State

Notarial Seal Iowa
Korey K McKasson
Commission Number 740659
My Commission Expires
May 10, 2012