



Document 2012 14

Book 2012 Page 14 Type 03 001 Pages 1  
Date 1/03/2012 Time 11:42 AM  
Rec Amt \$7.00 Aud Amt \$5.00  
Rev Transfer Tax \$243.20  
Rev Stamp# 3 DOV# 3  
LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

INDX ✓  
ANNO  
SCAN  
CHEK

Prepared by: James L. Bergkamp, Jr., ICIS #AT0000823  
218 S. 9<sup>th</sup> St., P.O. Box 8, Adel, IA 50003  
Phone (515)993-1000

Send Tax Statement to: Christopher P. Brown and Stephanie A. Brown  
314 W. Carpenter Street, St. Charles, IA 50240

Return to: Christopher P. Brown and Stephanie A. Brown  
314 W. Carpenter Street, St. Charles, IA 50240

#152,500.00

### WARRANTY DEED – JOINT TENANCY

For the consideration of One and no/100 (\$1.00) Dollar and other valuable consideration, Jason D. Downey and Melissa B. Heston n/k/a Melissa S. Downey, husband and wife, (Grantors) do hereby Convey to Christopher P. Brown and Stephanie A. Brown, husband and wife, (Grantees) as Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described real estate in Madison County, Iowa:

Lot Forty-two (42) of Kephart's Addition to St. Charles, Plat No. 2, a Subdivision in the City of St. Charles, Madison County, Iowa;



subject to any easements and restrictions of record.

Document or instrument number of previously recorded documents: \_\_\_\_\_

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 IOWA, COUNTY OF Polk, ss: Dated: December 30, 2011

This instrument was acknowledged before me on

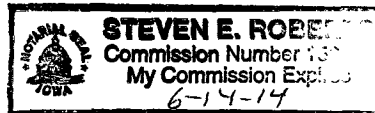
Jason Downey & Melissa Downey 2011, by

Jason D. Downey and Melissa B. Heston n/k/a Melissa S. Downey, husband and wife,

Jason D. Downey (Grantor)

Melissa S. Downey (Grantor)

Steve Roberts, Notary Public



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