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Date 7/20/2015 Time 10:58:21AM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$178.40

Rev Stamp# 224 DOV# 239

INDX ✓

ANNO

SCAN

LISA SMITH, COUNTY RECORDER

CHEK

MADISON COUNTY IOWA

This instrument prepared by:

JOSEPH F. WALLACE, Abendroth & Russell, P.C., 2560 73rd St, Urbandale, IA 50322-4700

Phone No.: 515-453-4612

Return to:

Robert W. Edwards and Stephanie Edwards, 206 S Morgan St, Saint Charles, IA 50240

Mail tax statements to:

Robert W. Edwards and Stephanie Edwards, 206 S Morgan St, Saint Charles, IA 50240

Order No.: MES-59345/LS

\$111,700

WARRANTY DEED

Legal: **The South 111 feet of Lots One (1) and Two (2) in Block Two (2) of Clanton's Addition to the Town of St. Charles, Madison County, Iowa.**

For the consideration of One Dollar (\$1.00) and other good valuable consideration, receipt of which is hereby acknowledged, **Downs Family LLC, a limited liability company,** does hereby convey unto **Robert W. Edwards and Stephanie Edwards, husband and wife, as Joint Tenants with full rights of survivorship and not as Tenants in Common,** the above-described real estate.

SUBJECT TO ALL COVENANTS, RESTRICTIONS AND EASEMENTS OF RECORD

The Limited Liability Company does hereby covenant with Grantees, and successors in interest, that Company holds the real estate by title in fee simple; that it has 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 the Company covenants to warrant and defend the real estate against the lawful claims of all persons except as may be above stated.

This deed is executed as provided in the operating agreement of the limited liability company.

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.

Downs Family LLC

BY: _____

STATE OF Iowa)
COUNTY OF Madison) SS:

This instrument was acknowledged before me on 6/29/15 by Ed Downs as Manager of Downs Family LLC.

Notary Public in and for said State

