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Date 1/07/2016 Time 10:12:30AM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$183.20

Rev Stamp# 4 DOV# 4

LISA SMITH, COUNTY RECORDER

MADISON COUNTY IOWA

INDX ✓

ANNO

SCAN

CHEK



\$115,000

### WARRANTY DEED

THE IOWA STATE BAR ASSOCIATION

Official Form #101

Recorder's Cover Sheet

**Preparer Information:** (Name, address and phone number)

Samuel H. Braland, 115 E. First Street, P.O. Box 370, Earlham, Iowa 50072 (515) 758-2267

$\frac{2}{4}$

**Taxpayer Information:** (Name and complete address)

Christina D. Downing

3055 Zack Lane

Redfield, Iowa 50233

**Return Document To:** (Name and complete address)

Samuel H. Braland

P.O. Box 370

Earlham, Iowa 50072

**Grantors:**

Gregory A. Taylor

**Grantees:**

Christina D. Downing

**Legal description:** See Page 2

**Document or instrument number of previously recorded documents:**



### WARRANTY DEED

For the consideration of \$115,000.00 and no/100ths----- Dollar(s) and other valuable consideration,  
GREGORY A. TAYLOR, a single person,  
do hereby Convey to CHRISTINA D. DOWNING, a married woman,  
\_\_\_\_\_ the following described real estate in Madison County, Iowa:

Lot Three (3) and the South 11 Feet of Lot Two (2) in Block Two (2) of Nicholson's Addition to the Town of Earlham, Madison County, Iowa.

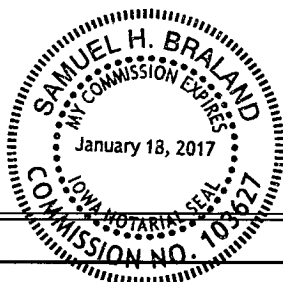


Grantors do Hereby Covenant with grantees, and successors in interest, that grantors hold the real estate by title in fee simple; that they have good and lawful authority to sell and Convey the real estate; that the real estate is free and clear of all liens and encumbrances except as may be above stated; 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.

Dated: January 4, 2016

\_\_\_\_\_  
(Grantor) Gregory A. Taylor (Grantor)  
\_\_\_\_\_  
(Grantor) \_\_\_\_\_ (Grantor)

STATE OF IOWA, COUNTY OF MADISON  
This record was acknowledged before me this 4th day of January, 2016, by Gregory A. Taylor



Samuel H. Braland  
Signature of Notary Public