



Document 2016 1405

Book 2016 Page 1405 Type 03 001 Pages 1
Date 5/24/2016 Time 9:11:11AM
Rec Amt \$7.00 Aud Amt \$10.00

INDEX ✓
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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA



WARRANTY DEED - JOINT TENANCY

Return to: Larry Downs and Doris Downs, 3358 Imes Bridge Road, St. Charles, IA 50240

Preparer: Jerrold B. Oliver, 101 1/2 W. Jefferson, Winterset, IA 50273, (515) 462-3731

Taxpayer: Larry Downs and Doris Downs, 3358 Imes Bridge Road, St. Charles, IA 50240

For the consideration of \$1 Dollar(s) and other valuable consideration, Larry Downs and Doris Downs, Husband and Wife

Larry Downs and Doris Downs do hereby Convey to

Larry Downs and Doris 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 Northwest Quarter (NW¼) of the Southeast Quarter (SE¼) and the Northeast Quarter (NE¼) of the Southwest Quarter (SW¼) of Section Twenty-six (26), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa,

AND

The South Half (S½) of the Northeast Quarter (NE¼) of Section Twenty-four (24), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa.

This deed is between husband and wife.

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.

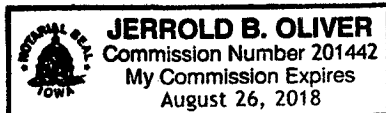
Dated on May 23, 2016

Larry Downs
Larry Downs (Grantor)

Doris Downs
Doris Downs (Grantor)

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on May 23, 2016, by Larry Downs and Doris Downs



Jerrold B. Oliver
Signature of Notary Public