



Document 2018 1540

Book 2018 Page 1540 Type 03 001 Pages 2

Date 5/17/2018 Time 12:13:00PM

Rec Amt \$12.00 Aud Amt \$5.00 INDX

Rev Transfer Tax \$559.20 ANNO

Rev Stamp# 196 DOV# 197 SCAN

LISA SMITH, COUNTY RECORDER CHEK

MADISON COUNTY IOWA

This instrument prepared by:

JOSEPH F WALLACE, Simpson, Jensen, Abels, Fischer & Bouslog PC, 400 Locust St, Ste 400, Des Moines, IA 50309

Phone No.: 515-453-4614

Mail tax statements and return document to:

Matthew Anthony Nelson and Mary Christine Nelson, 2710 Woodland Ave, Saint Charles, IA 50240

FID45115

1/2 \$350,000

WARRANTY DEED

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **James T. Downs and LuAnn R. Downs, a married couple**, do hereby convey unto **Matthew Anthony Nelson and Mary Christine Nelson, a married couple**, as **Joint Tenants with full rights of survivorship and not as Tenants in Common**, the following described real estate:

The West 600.00 feet of the North Half (1/2) of the Northwest Quarter (1/4) of Section Thirty-six (36), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, EXCEPT the North 330 feet thereof.



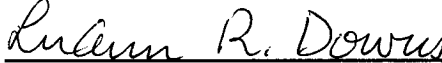
SUBJECT TO ANY COVENANTS, RESTRICTIONS AND EASEMENTS OF RECORD

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.



James T. Downs



LuAnn R. Downs

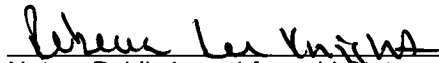
STATE OF Iowa)

COUNTY OF Madison)

SS:



This instrument was acknowledged before me on 5 / 12 2018 by James T. Downs and LuAnn R. Downs, a married couple.


Notary Public in and for said State