



Document 2022 510

Book 2022 Page 510 Type 03 001 Pages 2

Date 2/18/2022 Time 2:31:25PM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$383.20

Rev Stamp# 58

INDX

ANNO

SCAN

LISA SMITH, COUNTY RECORDER

MADISON COUNTY IOWA

CHEK

\$240,000

WARRANTY DEED JOINT TENANCY
Recorder's Cover Sheet

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

Taxpayer Information: Dean A. Downs and Tammy S. Downs, 302 North Lumber, St.
Charles, IA 50240

✓ **Return Document To:** Dean A. Downs, 302 North Lumber, St. Charles, IA 50240

Grantors: Larry D. Downs and Doris Downs

Grantees: Dean A. Downs and Tammy S. Downs

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED JOINT TENANCY

For the consideration of Two Hundred Forty Thousand Dollar(s) and other valuable consideration, Larry D. Downs and Doris Downs, Husband and Wife, do hereby Convey to Dean A. Downs and Tammy S. 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 (¼) 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.

This Deed is given in satisfaction of a Real Estate Contract dated February 12, 2020, and recorded April 3, 2020, in Book 2020, page 1133 of the Recorder's Office of 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.

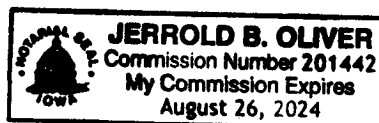
Dated: Feb 18, 2022.

Larry D. Downs
Larry D. Downs, Grantor

Doris Downs
Doris Downs, Grantor

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on Feb 18, 2022 by
Larry D. Downs and Doris Downs.



Jerrold B. Oliver
Signature of Notary Public