



Document 2012 1621

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Date 6/04/2012 Time 10:58 AM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$39.20

Rev Stamp# 168 DOV# 176

INDX ✓

ANNO

SCAN

LISA SMITH, COUNTY RECORDER

MADISON COUNTY IOWA

CHEK



## Warranty Deed

(Corporate/Business Entity Grantor)

THE IOWA STATE BAR ASSOCIATION

Official Form #335

### Recorder's Cover Sheet

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

Jerrold B. Oliver, P.O. Box 230, Winterset, IA 50273, Phone: (515) 462-3731

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

Steven Downs, 2656 Truro Rd., St. Charles, IA 50240

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

Steven Downs, 2656 Truro Rd., St. Charles, IA 50240

**Grantors:**

Downs Family, LLC

**Grantees:**

Steven Downs

**Legal description:** See Page 2

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



## Warranty Deed

(Corporate/Business Entity Grantor)

For the consideration of \$25,000.00 Dollar(s) and other  
valuable consideration, Downs Family, LLC

a(n) Limited Liability Company organized and existing under  
the laws of Iowa does hereby Convey to Steven Downs

the following described real estate in Madison County, Iowa:  
Lots Three (3) and Four (4), Block Two (2) of Clanton Addition to the City of St. Charles, Madison  
County, Iowa

Downs Family, LLC is a member-managed LLC and Edwin Downs, as member-manager for the LLC,  
has authority to sign on behalf of the LLC. All members have consented to this sale.

The grantor hereby covenants with grantees, and successors in interest, that it 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 it  
covenants to Warrant and Defend the real estate against the lawful claims of all persons, except as  
may be above stated.

Words and phrases herein, including acknowledgment hereof, shall be construed as in the sin-  
gular or plural number, according to the context.

Dated: 6-2-2012

Downs Family, LLC  
a(n) Limited Liability Company

By X Edwin Downs, Manager

By \_\_\_\_\_

STATE OF IOWA, COUNTY OF MADISON

This instrument was acknowledged before me on this 2nd June, 2012  
by Edwin Downs  
as Manager  
of Downs Family, LLC

Diane M. Daniels  
\_\_\_\_\_, Notary Public

