

BK: 2021 PG: 3669
Recorded: 8/31/2021 at 1:15:31.0 PM
Pages 1
County Recording Fee: \$12.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$15.00
Revenue Tax: \$294.40
LISA SMITH RECORDER
Madison County, Iowa

Preparer: Jason R. Sandegren, 4201 Westown Pkwy - Ste 250, W. Des Moines, IA 50266 (515) 283-1801 (6759RSS)
Return To: Julie A. Walker, 2580 Valleyview Avenue, SAINT CHARLES, IA 50240
Taxpayer Information: Julie A. Walker, 2580 Valleyview Avenue, SAINT CHARLES, IA 50240

WARRANTY DEED

For the consideration of One (\$1.00) Dollar and other valuable consideration, **Julia Campbell, a single person**, do hereby Convey to **Julie A. Walker and Nathan C. Walker, a married couple**, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate:

Parcel "E", a part of Parcel "A" in the West Half (1/2) of the Southwest Quarter (1/4) of Section Twenty-two (22), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa containing 4.426 acres, as shown in Plat of Survey filed in Book 2002, Page 759 on February 13, 2002, in the Office of the Recorder of Madison County, Iowa.
Subject to all covenants, restrictions and easements of record.

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: 8-26-21

Julia Campbell
Julia Campbell

STATE OF Iowa

COUNTY OF Polk

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This record was acknowledged before me on 8-26-21, by Julia Campbell, a single person.

Julie Downing
Notary Public in and for said State

