

CONSIDERATION \$140,000

**BK: 2021 PG: 3993**  
**Recorded: 9/24/2021 at 10:27:51.0 AM**  
**Pages 2**  
**County Recording Fee: \$17.00**  
**Iowa E-Filing Fee: \$7.48**  
**Combined Fee: \$24.48**  
**Revenue Tax: \$223.20**  
**LISA SMITH RECORDER**  
**Madison County, Iowa**

**Return To:** Jane E. Rosien, 114 E. Jefferson Street, P.O. Box 67, Winterset, Iowa 50273-0067  
**Taxpayer:** Jose Contreras, 4210 E. 14<sup>th</sup> Street, Lot W10, Des Moines, IA 50313  
**Preparer:** Jane E. Rosien, 114 E. Jefferson Street, P.O. Box 67, Winterset, Iowa 50273-0067,  
Phone: (515) 462-4912



## WARRANTY DEED

For the consideration of \$140,000.00 Dollar(s) and other valuable consideration, Sharon K. Walker and John A. Walker, Wife and Husband, do hereby Convey to Jose Contreras, the following described real estate in Madison County, Iowa:

**All that part of the North Half (½) of the Southeast Quarter (¼) of the Southeast Quarter (¼) of Section Twenty-nine (29), Township Seventy-six (76) North, Range Twenty-six (26) West of the 5<sup>th</sup> P.M., Madison County, Iowa, lying South of Iowa Primary Highway #92, EXCEPT the West 147 feet thereof; AND EXCEPT a tract of land described as follows: Commencing at a point where the South line of Iowa Primary Highway #92 crosses the East line of said Section Twenty-nine (29), running thence South to the Southeast corner of the North Half (½) of the Southeast Quarter (¼) of the Southeast Quarter (¼) of said Section Twenty-nine (29), being a distance of about 388.75 feet, thence West on the South line of said 20 acre tract 16½ rods, thence North to the South line of said Primary Highway, being a distance of about 372.25 feet, thence in an Easterly direction along the South line of said Primary Highway to the place of beginning.**

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: September 22nd, 2021.

Sharon K. Walker  
Sharon K. Walker, Grantor

John A. Walker  
John A. Walker, Grantor

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on September 22, 2021, by Sharon K. Walker and John A. Walker.

Jane E Rosien  
Signature of Notary Public

