



Document 2022 862

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Date 3/25/2022 Time 1:16:31PM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$1,223.20

Rev Stamp# 95 DOV# 91

INDX  
ANNO  
SCAN

LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

CHEK

\$765,000

**WARRANTY DEED  
Recorder's Cover Sheet**

**Preparer Information:** Mark L. Smith, 101 1/2 W. Jefferson, Winterset, IA 50273, Phone:  
515-462-3731

**Taxpayer Information:** Michael Charles Fehr, 6708 Reed Ln, West Des Moines, IA 50266 and  
Patricia Ann Fehr

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1  
2

**Return Document To:** Caleb D. Walton, 1877 Nature Ct, Winterset, IA 50273

**Grantors:** Caleb D. Walton and Sara J. Walton

**Grantees:** Michael Charles Fehr and Patricia Ann Fehr

**Legal Description:** See Page 2

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



WARRANTY DEED

For the consideration of Seven Hundred Sixty-five Thousand Dollar(s) and other valuable consideration, Caleb D. Walton and Sara J. Walton, husband and wife, do hereby Convey to Michael Charles Fehr and Patricia Ann Fehr, as husband and wife as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Madison County, Iowa:

Lot Fifteen (15) of Copper Fox Estates Subdivision located in the East Half (1/2) of the Southeast Quarter (SE 1/4) of Section Seventeen (17), in Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., 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: 3-24-22

Caleb D. Walton signature

Caleb D. Walton, Grantor

Sara J. Walton signature

Sara J. Walton, Grantor

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on 3-24-22 by Caleb D. Walton and Sara J. Walton, husband and wife.



Sarah M. Cowman signature and Signature of Notary Public