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Date 1/22/2024 Time 12:47:26PM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$199.20

Rev Stamp# 21 DOV# 19

INDX

ANNO

SCAN

BRANDY MACUMBER, COUNTY RECORDER

MADISON COUNTY IOWA

CHEK

\$125,000.00

This instrument prepared by:

ROSS F. BARNETT, ABENDROTH RUSSELL BARNETT LAW FIRM, 2560 – 73rd Street, Urbandale, Iowa 50322

Phone # (515) 259-9327

Return document to and mail tax statements to:

JOHN A. AND SHARON K. WALKER, 81 and 57 Long Street, Patterson, Iowa 50218

File #ISS (dmf)

$\frac{1}{2}$

WARRANTY DEED

Legal: **Lot Five (5) in Block One (1) of the Town of Patterson, Madison County, Iowa.**



AND

Lot Six (6), Seven (7), and Eight (8) in Block One (1) of the Town of Patterson, Madison County, Iowa, except that part thereof conveyed for highway purposes



Address: 81 and 57 Long Street, Patterson, Iowa 50218

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Charles Clyde Harper and Helen Mae Harper, a married couple**, do hereby convey the above-described real estate to **John A. Walker and Sharon K. Walker, a married couple**, as Joint Tenants with full rights of survivorship and not as Tenants in Common.

There is no known private burial site, well, solid waste disposal site, underground storage tank, hazardous waste, or private sewage disposal system on the property as described in Iowa Code § 558.69, and therefore this transaction is exempt from the requirement to submit a groundwater hazard statement.

SUBJECT TO ALL COVENANTS, RESTRICTIONS, AND EASEMENTS OF RECORD

Grantors do hereby covenant with Grantees, and successors in interest, that said 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 relinquish 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.

STATE OF <u>Iowa</u>) COUNTY OF <u>Polk</u>) SS:	Dated: <u>01/19/2024</u> , 2024
On this <u>19</u> day of <u>January</u> , 2024, before me the undersigned, a Notary Public in and for said State, personally appeared Charles Clyde Harper and Helen Mae Harper, a married couple , to me known to be the identical persons named in and who executed the foregoing instrument and acknowledged that those persons executed the same as their voluntary act and deed.	<u>Charles C. Harper</u> Charles Clyde Harper
<u>Brandy Underberg</u> Notary Public in and for said State	<u>Helen Mae Harper</u> Helen Mae Harper

