



Document 2025 1189

Book 2025 Page 1189 Type 03 001 Pages 2

Date 5/15/2025 Time 1:17:01PM

Rec Amt \$12.00 Aud Amt \$5.00

INDX

Rev Transfer Tax \$511.20

ANNO

Rev Stamp# 164 DOV# 162

SCAN

BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

\$320,000.00

**WARRANTY DEED JOINT TENANCY
Recorder's Cover Sheet**

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

¹/₂ **Taxpayer Information:** Lynne C. Walker and Thomas H. Walker, 2311 Vintage Lane, St. Charles, IA 50240

^E/_✓ **Return Document To:** Lynne C. Walker, 2311 Vintage Lane, St. Charles, IA 50240

Grantors: Delbert D. Hoover

Grantees: Lynne C. Walker and Thomas H. Walker

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED JOINT TENANCY

For the consideration of Three Hundred Twenty Thousand Dollar(s) and other valuable consideration, Delbert D. Hoover, single, does hereby Convey to Lynne C. Walker and Thomas H. Walker, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Madison County, Iowa:

Undivided one-half interest in:

The West Half (½) of the Northwest Quarter (¼) and the Northeast Quarter (¼) of the Northwest Quarter (¼), and all that part of the Southeast Quarter (¼) of the Northwest Quarter (¼) lying North of the public road crossing said tract; ALL in Section Sixteen (16), Township Seventy -four (74) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa.

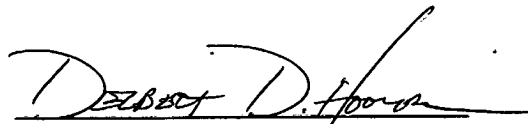


Grantors do Hereby Covenant with grantees, and successors in interest, that grantors hold the real estate by title in fee simple; that they have good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances except as may be above stated; 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.

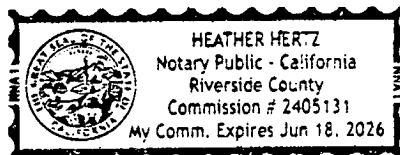
Dated: 5.9.2025


A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached and not the truthfulness, accuracy, or validity of that document.


Delbert D. Hoover, Grantor

STATE OF California, COUNTY OF Riverside

This record was acknowledged before me on May 9, 2025 by Delbert D. Hoover.




Signature of Notary Public