

BK: 2025 PG: 794  
Recorded: 4/4/2025 at 11:14:36.0 AM  
Pages 2  
County Recording Fee: \$17.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$20.00  
Revenue Tax: \$447.20  
BRANDY L. MACUMBER, RECORDER  
Madison County, Iowa

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**Preparer:** Joseph W. Coppola III, 4201 Westown Pkwy - Ste 250, W. Des Moines, IA 50266 (515) 283-1801 (198RC)

**Return To:** Daniel Crow and Bambi Crow, 57 Long St, PATTERSON, IA 50218

**Taxpayer Information:** Daniel Crow and Bambi Crow, 57 Long St, PATTERSON, IA 50218

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## **WARRANTY DEED**

For the consideration of One (\$1.00) Dollar and other valuable consideration, **John A. Walker and Sharon K. Walker, a married couple**, do hereby Convey to **Daniel Crow and Bambi Crow, a married couple**, as joint tenants with full rights of survivorship and not as tenants in common, in the following described real estate:

**Lots Seven (7), and Eight (8) in Block One (1) of the Town of Patterson, Madison County, Iowa, EXCEPT all that part thereof conveyed for highway purposes as shown in Warranty Deed filed in Town Lot Record 58, Page 182 on March 9, 1993 in the Office of Recorder of Madison County, Iowa; AND EXCEPT all that part thereof conveyed for roadway purposes as shown in Warranty Deed filed in Town Lot Record 58, Page 184 on March 9, 1993 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

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: 3-28-25

[Signature]  
John A. Walker

[Signature]  
Sharon K. Walker

STATE OF Iowa )  
COUNTY OF Polk ) ss:

This record was acknowledged before me on March 28, 2025, by  
John A. Walker and Sharon K. Walker, a married couple.

[Signature]  
Notary Public in and for said State

BETSY HAAS-REINECK  
Notarial Seal - IOWA  
Commission No. 165434  
My Commission Expires June 27, 2025