

16,250⁰⁰

REAL ESTATE RECORDER
DATE <u>27</u>
AMOUNT <u>\$ 25.60</u>
RECORDED BY <u>Michelle Utoler</u>
DATE <u>2-29-00</u>
COUNTY <u>Madison</u>

COMPUTER
RECORDED
COMPALED

FILED NO. 003163
BOOK 63 PAGE 719
2000 FEB 29 AM 10:22

FEES 5⁰⁰
AUDS 5⁰⁰
R.M.F. \$ 1⁰⁰

MICHELLE UTOLER
RECORDER
- MADISON COUNTY, IOWA

This instrument prepared by and return to:
✓ ROSS F. BARNETT, Attorney at Law, 520 - 35th St., Suite #100, Des Moines, Iowa 50312 Ph # (515) 274-6753

Address tax statement: John Walker, 2357 Vintage Lane Street, St. Charles, Iowa 50240
WARRANTY DEED - CORPORATE GRANTOR

For the consideration of One (\$1.00) and other valuable consideration, **Green Tree Financial Servicing Corporation**, a corporation duly licensed and organized under the laws of the State of Delaware, does hereby convey unto **John Walker and Sharon Walker, husband and wife**, as Joint Tenants with full rights of survivorship and not as Tenants in Common, all of its right, title, and interest in and to the following-described real estate in Madison County, Iowa:

Lots Three (3) and Four (4) in Block Seven (7) in HARTMAN AND YOUNG'S ADDITION to the Town of St. Charles, Madison County, Iowa,



Locally known as 225 Main St., St. Charles, Iowa 50240.

Grantors to 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 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 ARIZONA)
) SS:
COUNTY OF MARICOPA)

Dated: February 17, 2000.

On this 17 day of February, 2000, before me the undersigned, a Notary Public in and for said State, personally appeared Dominic Baglio

Green Tree Financial Servicing Corporation, by:

Dominic Baglio, to me personally known, and who being by me duly sworn, did say that that person is the **Vice President** of said Green Tree Financial Servicing Corporation, that no seal has been procured by the said corporation, and that said instrument was signed on behalf of said corporation by authority of its Board of Directors and the undersigned acknowledged the execution of said instrument to be the voluntary act and deed of said corporation, by it voluntarily executed.

Dominic Baglio - Director

Stefan Shilgalis
Notary Public in and for the State of Arizona

