

FILED NO. **003031**

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2000 FEB 16 PM 2:21

MICHELLE UTSLER  
RECORDER  
MADISON COUNTY, IOWA

SEARCHED ✓  
RECORDED ✓  
INDEXED ✓

REC \$ **5.00**  
AUD \$ **5.00**  
F.I.E.S. **1.00**

Preparer Information: **Jerrold B. Oliver, P.O. Box 230, Winterset, Iowa 50273, (515) 462-3731**

Address: Tax Statement: **Anthony Walkup, 510 E Washington, Winterset, IA 50273**



**WARRANTY DEED**

For the consideration of ONE Dollar(s) and other valuable consideration,  
**MICHAEL G. WALKUP and MARY WALKUP, Husband and Wife.**

do hereby Convey to  
**ANTHONY JOEL WALKUP,**

the following described real estate in Madison County, Iowa:

The East Half (1/2) of Lots One (1) and Two (2) in Block Four (4) of Gaff & Bevington's Addition to the Town of Winterset, Madison County, Iowa,

The consideration for this Deed is less than \$500. Therefore, no declaration of value or groundwater statement is required.

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.

STATE OF IOWA, Dated: 2-15-00

MADISON COUNTY, ss:

On this 15th day of February, 2000, before me, the undersigned, a Notary Public in and for said State, personally appeared Michael G. Walkup and Mary Walkup

Michael G. Walkup (Grantor)

Mary Walkup (Grantor)

to me known to be the identical persons named in and who executed the foregoing instrument and acknowledged that they executed the same as their voluntary act and deed.

**TIM J. RETHMEIER**  
MY COMMISSION EXPIRES 6-20-2000  
*Tim J. Rethmeier*  
Notary Public

(This form of acknowledgment for individual grantor(s) only)