

FILED NO. 001649

BOOK 2001 PAGE 1649

(PAGE 1649)

2001 APR 26 AM 10:14

REC \$ 5.00
AUD \$ 5.00
R.M.F. \$ 1.00

COMPUTER
RECORDED
COMPARED _____

NICKI UTSLER
RECORDER
MADISON COUNTY, IOWA

Preparer Information

Gordon K. Darling, Jr., 53 Jefferson Street, Winterset, IA 50273-0088, (515) 462-2442

Individual's Name

Street Address

City

Phone

Address Tax Statement: Mr. Steven C. Maxwell, Jr.
2136 Vintage Lane, St. Charles, IA 50240

SPACE ABOVE THIS LINE
FOR RECORDER



WARRANTY DEED

For the consideration of One and no/100 (\$1.00)
Dollar(s) and other valuable consideration,
John A. Walker and Sharon K. Walker, Husband and Wife,

do hereby Convey to
Steven C. Maxwell, Jr., Single

the following described real estate in Madison County, Iowa:

A parcel of land in the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$, Section 10, Township 75 North, Range 26 West of the 5th P.M.,
Madison County, Iowa, described as follows:

Commencing at the NW Corner of said NE $\frac{1}{4}$, SW $\frac{1}{4}$, and the NW Corner of Parcel "B"; thence S 00°08'49" W,
330.72 feet on the West line thereof to the SW Corner of said Parcel "B" and the Point of Beginning; thence
N 86°21'48" E, 660.00 feet on the South line thereof to the Southeast Corner of said Parcel "B"; thence
S 0°08'49" W, 100.00 feet; thence S 86°21'48" W, 660.00 feet to the West line of said NE $\frac{1}{4}$, SW $\frac{1}{4}$;
thence N 0°08'49" E, 100.00 feet on said West line to the Point of Beginning, containing 1.51 acres, subject
to easements of record.

CONSIDERATION LESS THAN \$500. NO REVENUE STAMPS REQUIRED. NO DECLARATION OF VALUE
REQUIRED. EXEMPTION NO. 10 & 11 APPLY.

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: April 25, 2001

ss:

MADISON COUNTY,

On this 25 day of April,
2001, before me, the undersigned, a Notary
Public in and for said State, personally appeared
John A. Walker and Sharon K. Walker, Husband and
Wife,

John A. Walker (Grantor)

Sharon K. Walker (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.

(Grantor)

Linda K. Dutton

Notary Public

(Grantor)

(This form of acknowledgment for individual grantors only)
LINDA K. DUTTON
MY COMMISSION EXPIRES
11-02-02