

Document 2006 298

Book 2006 Page 298 Type 03 001 Pages 2
Date 1/23/2006 Time 11:40 AM
Rec Amt \$12.00 Aud Amt \$5.00
Rev Transfer Tax \$366.40
Rev Stamp# 35 DOV# 32

MICHELLE UTSLER, COUNTY RECORDER
MADISON IOWA

ENTERED FOR TAXATION
THIS 23 DAY OF January 2006
[Signature]
AUDITOR
[Signature]
DEPUTY AUDITOR

COMPUTER
RECORDED
COMPARED

MCA

This instrument prepared by:

ROSS F. BARNETT, ABENDROTH & RUSSELL, P.C., 2536 - 73rd Street, Urbandale, Iowa 50322

Phone # (515) 224-8885

Return to:

ESCROW PROFESSIONAL COMPANY, 1401 - 50th Street • Suite 105, West Des Moines, Iowa 50266

Mail tax statements to:

GARY & MARY BOONE, 405 W. Council Drive, St. Charles, Iowa 50240

File #VKW (LB)0530405

\$ 229,400.00

WARRANTY DEED

Legal: Lot Seven (7) of JOHN A. WALKER SUBDIVISION, City of St. Charles, Madison, County, Iowa

Address: 405 W. Council Drive, St. Charles, Iowa



Parcel ID: 870002300057000

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **John A. Walker and Sharon K. Walker, husband and wife**, do hereby convey unto **Gary Boone and Mary Boone, husband and wife**, as Joint Tenants with full rights of survivorship and not as Tenants in Common, the above-described real estate.

SUBJECT TO ALL COVENANTS, RESTRICTIONS, AND EASEMENTS OF RECORD

Grantors do hereby covenant with Grantees, and successors in interest, that said 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 IOWA)

COUNTY OF Fall) SS:

On this 19 day of January, 2006, before me the undersigned, a Notary Public in and for said State, personally appeared **John A. Walker and Sharon K. Walker, husband and wife**, to me known to be the identical persons named in and who executed the foregoing instrument and acknowledged that those persons executed the same as their voluntary act and deed.

Betsy Haas-Reineck
Notary Public in and for said State

Dated: 1-19, 2006

John A. Walker
John A. Walker

Sharon K. Walker
Sharon K. Walker

BETSY HAAS-REINECK
Notarial Seal - Iowa
Commission No. 165434
My Commission Expires 12/17/07