

MCA
Prepared by: Robert A. Schwarzkopf, Wilcox Law Firm, 115 East Lincolnway, Suite 200, Jefferson, IA 50129-2149 (515) 386-3158
Return document to: Gary Guy, Valley Bank, 210 NE Delaware Ave., Ankeny, IA 50021
Address tax statement: John A. Walker and Sharon K. Walker, 2337 Vintage Ln., St. Charles, IA 50240

\$ 40,000.00

WARRANTY DEED - JOINT TENANCY

For the consideration of One Dollar (\$1.00) and other valuable consideration, Hunter Farms, an Iowa general partnership, does hereby convey to John A. Walker and Sharon K. Walker, husband and wife, as joint tenants with full rights of survivorship, and not as tenants in common, the following described real estate:

Lots Three (3) and Four (4) in Block Two (2), Hartman & Young's Addition to the Town of St. Charles, Madison County, Iowa,



subject to easements, covenants, restrictions and reservations of record.

Grantor does hereby covenant with grantees, and successors in interest, that grantor holds the real estate by title in fee simple; that it has 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 grantor covenants to warrant and defend the real estate against the lawful claims of all persons except as may be above stated.

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.

Date: May 9, 2007

HUNTER FARMS
By: Richard Hunter
Name: Richard Hunter
Its: General Partner

STATE OF IOWA)

COUNTY OF Muscatine) SS:

This instrument was acknowledged before me on May 9, 2007, by Richard Hunter as general partner of Hunter Farms, an Iowa general partnership.

Marjorie Sims
Marjorie Sims, Notary Public
My commission expires: 6-6-08

(Seal)

