

This instrument prepared by:

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

Phone # (515) 224-8885

Return to:

ESCROW PROFESSIONAL COMPANY, 1501 - 50<sup>th</sup> Street • Suite 375, West Des Moines, Iowa 50266

Mail tax statements to:

DENNIS E. SMITH, 206 East Vine, St. Charles, Iowa 50240

File # VKW (smp)07030193

\$ 181,280.00

## WARRANTY DEED

Legal: **Lot Three (3) in Block Two (2) in HARTMAN & YOUNG'S ADDITION to the Town of St. Charles, Madison County, Iowa**

Address: 206 East Vine, St. Charles, Iowa



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 **Dennis E. Smith, a married person**, the above-described real estate.

### SUBJECT TO ALL COVENANTS, RESTRICTIONS, AND EASEMENTS OF RECORD

Grantors do hereby covenant with Grantee, 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 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 )

COUNTY OF Madison )

SS:

On this 21 day of October, 2007,  
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-Reinck  
Notary Public in and for said State

Dated: Oct 21, 2007

John A. Walker  
John A. Walker

Sharon K. Walker  
Sharon K. Walker

