



Document 2010 897

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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA



WARRANTY DEED
(Joint Tenancy)
THE IOWA STATE BAR ASSOCIATION
Official Form #103
Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)

John E. Casper, 223 E. Court Avenue, P.O. Box 67, Winterset, IA 50273, Phone: (515) 462-4912 \$45000

Taxpayer Information: (Name and complete address)

Gary L. and Joanne Walker, 701 W. Jefferson, Winterset, IA 50273

✓ **Return Document To:** (Name and complete address)

John E. Casper, 223 E. Court Avenue, P.O. Box 67, Winterset, IA 50273, Phone: (515) 462-4912

Grantors:

Harriet A. Nevins, aka Harriet Nevins
and Harriet Ann Nevins

Grantees:

Gary L. Walker
Joanne Walker

Legal description: See Page 2

Document or instrument number of previously recorded documents: N/A



WARRANTY DEED - JOINT TENANCY

For the consideration of \$45,000.00 Dollar(s) and other valuable consideration,
Harriet A. Nevins, aka Harriet Nevins and Harriet Ann Nevins, a single person

do hereby Convey to
Gary L. Walker and Joanne Walker, Husband and Wife,

as
Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described real
estate in Madison County County, Iowa:

A part of Out Lot One (1) in Loughridge and Cassiday's Addition to the Town of Winterset, Madison
County, Iowa, more particularly described as follows: Commencing at the Northwest Corner of said Out
Lot One (1); thence Easterly 150 feet along the North line of said Out Lot One (1) to the point of beginning;
thence Southerly 52 feet along a line parallel with the Westerly right of way line of Tenth Street; thence
Easterly 92.6 feet along a line parallel with the North line of said Out Lot One (1), to the West right of way
line of Tenth Street; thence Northerly 52 feet along the said West right of way line to the North line of Out
Lot One (1); thence Westerly 92.6 feet along the last said North line to the point of beginning.

NOTE: Wherever in the chain of title to the above-referenced property the names Larry D. Nevins and
Lawrence D. Nevins appear, they refer to one and the same person.

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.

Dated: April 23, 2010

Harriet A. Nevins

Harriet A. Nevins, aka Harriet Nevins
and Harriet Ann Nevins

(Grantor)

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF MADISON

This instrument was acknowledged before me on April 23, 2010, by Harriet A. Nevins, aka Harriet Nevins and Harriet Ann Nevins

John E. Casper
Notary Public

