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LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

CHEK



**WARRANTY DEED**  
THE IOWA STATE BAR ASSOCIATION  
Official Form #101  
**Recorder's Cover Sheet**

**Preparer Information:** (Name, address and phone number)

Earl H. Maahs, 708 Lake Street, Spirit Lake, IA 51360 (712) 336-1292

**Taxpayer Information:** (Name and complete address)

Donald Kellen, 15521 213th Avenue, Spirit Lake, IA 51360

EL

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

Earl H. Maahs, 708 Lake Street, Spirit Lake, IA 51360

**Grantors:**

Sandra Walton and Rodney Walton

**Grantees:**

Donald Kellen

**Legal description:** See Page 2

**Document or instrument number of previously recorded documents:**



### WARRANTY DEED

For the consideration of One (\$1.00) Dollar(s) and other valuable consideration,  
Sandra Walton and Rodney Walton, wife and husband

do hereby Convey to  
Donald Kellen

the  
following described real estate in Madison County, Iowa:

An undivided one-seventh interest in and to The North Half (1/2) of the Southeast Quarter (1/4) of Section Fifteen (15), Township Seventy-five (75) North, Range Twenty-seven (27), West of the 5th P.M., Madison County, Iowa, EXCEPT Parcel "A" located in the Northeast Quarter (1/4) Southeast Quarter (1/4) of Section Fifteen (15), containing 9.915 acres, as shown in Plat of Survey filed in Book 2, Page 716 on August 27, 1996, in the Office of the Recorder of Madison County, Iowa.

This is a companion deed.

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: 6-24-11

Sandra K Walton  
Sandra K. Walton (Grantor)

Rodney Walton  
Rodney Walton (Grantor)

\_\_\_\_\_  
(Grantor)

\_\_\_\_\_  
(Grantor)

STATE OF ILLINOIS, COUNTY OF DuPAGE

This instrument was acknowledged before me on June 24, 2011, by Sandra K Walton and Rodney Walton, wife and husband

Amy K Scroggins  
Amy K. Scroggins, Notary Public

