



Document 2013 3094

Book 2013 Page 3094 Type 03 001 Pages 2
Date 10/11/2013 Time 1:46 PM
Rec Amt \$12.00 Aud Amt \$5.00
Rev Transfer Tax \$463.20
Rev Stamp# 315 DOV# 325

INDX ✓
ANNO
SCAN
CHEK

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

©THE IOWA STATE BAR ASSOCIATION
Official Form No. 103 - May 2006

Joseph W. Coppola III (428BR)

FOR THE LEGAL EFFECT OF THE USE OF
THIS FORM, CONSULT YOUR LAWYER

Return To: Kyle M. Walker, 2305 132nd Court, Van Meter, Iowa 50261

Preparer: Joseph W. Coppola III, 4201 Westown Parkway - Suite 250, West Des Moines, IA 50266, (515) 283-1801

Taxpayer: Kyle M. Walker, 2305 132nd Court, Van Meter, Iowa 50261

\$290,000.00



WARRANTY DEED - JOINT TENANCY

For the consideration of One (\$1.00) Dollar(s) and other valuable consideration,
Patrick Diggins and Carmen Diggins, husband and wife,

do hereby
Convey to Kyle M. Walker and Alexandra L. 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, Iowa:

See 1 in Addendum

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: OCTOBER 7, 2013

Patrick Diggins
Patrick Diggins (Grantor)

Carmen Diggins
Carmen Diggins (Grantor)

STATE OF New York COUNTY OF Richmond

This record was acknowledged before me this 7th day of October, 2013 by
Patrick Diggins and Carmen Diggins, husband and wife,

BOBBI MORAIS
Notary Public, State of New York
Registration #01MO6221603
Qualified in Richmond County
Commission Expires May 10, 2014

[Signature]
Signature of Notary Public

Addendum

1. Lot Four (4) of PRAIRIE RIDGE ESTATES located in the Northwest Quarter (1/4) of the Northeast Quarter (1/4) of Section Twenty (20), Township Seventy-seven (77) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, together with the undivided percentage interest in the general common elements as set forth in the Declaration of Association for Prairie Ridge Estates Association filed in Book 2002, Page 2126 of the Madison County Recorder's Office.



Deed filed concurrent with separate deed...one declaration.