



Document 2013 3095

Book 2013 Page 3095 Type 03 001 Pages 2
Date 10/11/2013 Time 1:49 PM
Rec Amt \$12.00 Aud Amt \$5.00

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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)

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

412

Taxpayer Information: (Name and complete address)

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

Return Document To: (Name and complete address)

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

Grantors:

Donna Rayne Cypser
Rick Wilterdink
~~Patrick Higgins~~
~~Garrett Higgins~~

Grantees:

Kyle M. Walker
Alexandra L. Walker

Legal description: See Page 2

Document or instrument number of previously recorded documents:

2013-3094 (concurrent deed with shared DOX,
Groundwater Hazard statement
& Transfer Tax)



WARRANTY DEED - JOINT TENANCY

For the consideration of One (\$1.00) Dollar(s) and other valuable consideration,
Donna Rayne Cypser and Rick Wilterdink, a married couple, and ~~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:
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.

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: 10/4/13

Donna Rayne Cypser
Donna Rayne Cypser (Grantor)

Rick Wilterdink
Rick Wilterdink (Grantor)

~~Patrick Diggins~~ x (Grantor)

~~Carmen Diggins~~ x (Grantor)

STATE OF IOWA COUNTY OF Polk
This record was acknowledged before me this 4th day of October, 2013, by
Donna Rayne Cypser and Rick Wilterdink, a married couple, and Patrick Diggins and Carmen Diggins, husband and wife.

Linda K. Ruppert
Signature of Notary Public

Linda K Ruppert
Notarial Seal - Iowa
Commission # 198689
Commission Expires 9-29-16