



Document 2014 461

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Date 2/28/2014 Time 3:01 PM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$132.80

Rev Stamp# 59 DOV# 63

INDX

ANNO

SCAN

LISA SMITH, COUNTY RECORDER

MADISON COUNTY IOWA

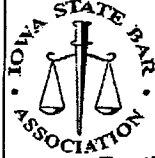
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THE IOWA STATE BAR ASSOCIATION Official Form No. 103 - May 2006 Joseph W. Coppola III (654BR) FOR THE LEGAL EFFECT OF THE USE OF THIS FORM, CONSULT YOUR LAWYER

Return To: Alexandra L. 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: Alexandra L. Walker, 2305 132nd Court, Van Meter, Iowa 50261



\$83,500

WARRANTY DEED - JOINT TENANCY

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

do hereby Convey to Alexandra L. Walker and Kyle M. Walker, wife and husband,

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.

Patrick A. Diggins (Grantor)

Dated: 2/20/14 Carmen A. Diggins (Grantor)

STATE OF New York COUNTY OF Cochran This record was acknowledged before me this 20th day of February, 2014, by Patrick A. Diggins and Carmen A. Diggins, husband and wife,

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

Signature of Notary, Public

Addendum

1. Lot Eleven (11) of Prairie Ridge Estates located in the North Half (1/2) of the Northeast Quarter (1/4), the Southwest Quarter (1/4) of the Northeast Quarter (1/4), and the Northeast Quarter (1/4) of the Northwest 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.

