



Document 2015 2640

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Rec Amt \$12.00 Aud Amt \$5.00
Rev Transfer Tax \$335.20
Rev Stamp# 333 DOV# 346

INDX
ANNO
SCAN
CHEK

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

\$ 210,000.⁰⁰

This instrument prepared by:

JOSEPH F. WALLACE, Abendroth & Russell, P.C., 2560 73rd St, Urbandale, IA 50322-4700

Phone No.: 515-453-4771

Return to:

Wesly T. Hope and Shantelle N. Hope, 915 E Madison St, Winterset, IA 50273

Mail tax statements to:

Wesly T. Hope and Shantelle N. Hope, 915 E Madison St, Winterset, IA 50273

Order No.: MES-60213/KR

WARRANTY DEED

Legal: **A tract of land located in Lot Six (6) of Helen McCall Huntoon Addition, Plat No. 3, City of Winterset, Madison County, Iowa, containing 1.314 acres, as shown in Plat of Survey filed in Book 2, Page 313 on April 23, 1997, in the Office of the Recorder of Madison County, Iowa; AND, a Tract of land located in Lots Five (5) and Six (6) of Helen McCall Huntoon Addition, Plat No. 3, City of Winterset, Madison County, Iowa, containing 0.229 acres as shown in Plat of Survey filed in Book 2, Page 347 on March 26, 1998, in the Office of the Recorder of Madison County, Iowa**



For the consideration of One Dollar (\$1.00) and other good valuable consideration, receipt of which is hereby acknowledged, **Thomas C. Walker and Trena G. Walker, husband and wife**, do hereby convey unto **Wesly T. Hope and Shantelle N. Hope, husband and wife**, as **Joint Tenants with full rights of survivorship and not as Tenants in Common**, the above-described real estate.

SUBJECT TO ALL COVENANTS, RESTRICTIONS AND EASEMENTS OF RECORD

Grantors do hereby covenant with Grantees, and successors in interest, that said Grantors hold the real estate by title in fee simple; that the Grantors 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.

Thomas C. Walker

Thomas C. Walker

Trena G. Walker

Trena G. Walker

STATE OF Texas)

COUNTY OF Madison)

SS:

This instrument was acknowledged before me on 9/2 2015 by Thomas C. Walker and Trena G. Walker, husband and wife.

[Signature]

Notary Public in and for said State

