



Document 2015 3702

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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

This instrument prepared by: Sue Ugulini, 105 Main St. S.E., Bondurant, IA 50035, 515-967-1769 at 3 p. m.
on November 6, 2015

Return to: RE/MAX Suburban Real Estate, 102 1st St. S.E., Bondurant, IA 50035 F10R286
ADDRESS TAX STMTS: Kalub Benge, 365 West Street North, Truro, IA 50237

1/2

\$79,900

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: In consideration of the sum of One (\$1.00) and other valuable consideration, the receipt of which is hereby acknowledged, **JOHN A. WALKER AND SHARON K. WALKER, HUSBAND AND WIFE**, do hereby Convey unto **KALUB BENGE, A SINGLE PERSON, AND BROOKE SCHAFFER, A SINGLE PERSON**, as Joint Tenants with the rights of survivorship and not as tenants in common, the following described real estate in MADISON County, Iowa:

Parcel "F", located in the Southeast Quarter (1/4) of the Southeast Quarter (1/4) of the Northeast Quarter (1/4) of Section Sixteen (16), Township Seventy-four (74) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, containing 8,794 square feet, as shown in Plat of Survey filed in Book 2001, Page 1987 on May 16, 2001, in the Office of the Recorder of Madison County, Iowa.



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 relinquish 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.

Duly executed this 11 day of DECEMBER, 2015.

JOHN A. WALKER

SHARON K. WALKER

STATE OF IOWA)
)SS
COUNTY OF Polk)

On this 11 day of DECEMBER, 2015, before me a Notary Public in and for said State of Iowa, personally appeared JOHN A. WALKER and SHARON K. WALKER, Husband and Wife, to me personally known, and who executed the foregoing instrument, and acknowledge that they executed the same as their voluntary act and deed.

NOTARY PUBLIC - STATE OF IOWA.

