



BK: 2016 PG: 1040
Recorded: 4/25/2016 at 8:06:56.0 AM
Fee Amount: \$17.00
Revenue Tax: \$214.40
LISA SMITH RECORDER
Madison County, Iowa

This instrument prepared by:
ROSS F. BARNETT, Abendroth & Russell, P.C., 2560 73rd St, Urbandale, IA 50322-4700
Return to:
Kase Regan and Breann Regan, 1903 6th St SW, Altoona, IA 50009
Mail tax statements to:
Kase Regan and Breann Regan, 1903 6th St SW, Altoona, IA 50009

Phone No.: (515)453-5724

Order No.: MES-65215/CC

WARRANTY DEED

Legal: 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.

For the consideration of One Dollar (\$1.00) and other good valuable consideration, receipt of which is hereby acknowledged, **Alexandra L. Walker and Kyle M. Walker, wife and husband**, do hereby convey unto **Kase Regan and Breann Regan, 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.

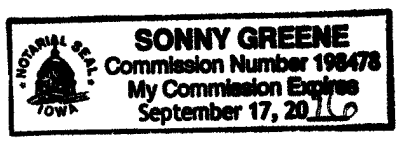
Alexandra L. Walker
Alexandra L. Walker

Kyle M. Walker
Kyle M. Walker

STATE OF Iowa)
COUNTY OF Polk)

SS:

This instrument was acknowledged before me on April 21, 2016 by
Alexandra L. Walker and Kyle M. Walker, wife and husband.



Sonny Greene
Notary Public in and for said State