



BK: 2016 PG: 1473
Recorded: 5/31/2016 at 8:48:09.0 AM
Fee Amount: \$17.00
Revenue Tax: \$248.80
LISA SMITH RECORDER
Madison County, Iowa



WARRANTY DEED
THE IOWA STATE BAR ASSOCIATION
Official Form No. 101
Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)

Heather A. Timmins, 500 East Court Avenue, Suite 200, Des Moines, IA 50309, Phone:
(515) 245-4300

Taxpayer Information: (Name and complete address)

Michael D. Walker, 235 NE Plum Avenue, Earlham, IA 50072

Return Document To: (Name and complete address)

Heather A. Timmins, 500 East Court Avenue, Suite 200, Des Moines, IA 50309

Grantors:

Denise Bagley
Ronald Bagley

Grantees:

Michael D. Walker
Krystal A. Walker

Legal description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of ONE Dollar(s) and other valuable consideration, Denise Bagley and Ronald Bagley, a married couple do hereby Convey to Michael D. Walker and Krystal A. Walker, a married couple, as joint tenants with full rights of survivorship the following described real estate in

Madison County, Iowa:

The South Half (1/2) of Lot Two (2), and all of Lot Three (3), in Block One (1) of Joseph L. Ledlie's Addition to the Town of Earlham, Madison County, Iowa.

Locally known as 234 NE Plum Avenue, Earlham, Iowa 50072.

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 on May 25th, 2016.

Denise Bagley (Grantor)

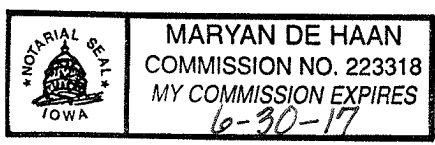
Ronald Bagley (Grantor)

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF POLK

This record was acknowledged before me on May 25, 2016, by Denise Bagley and Ronald Bagley



Maryan De Haan Signature of Notary Public