



BK: 2017 PG: 4050
Recorded: 12/27/2017 at 8:30:42.0 AM
Fee Amount: \$12.00
Revenue Tax: \$149.60
LISA SMITH RECORDER
Madison County, Iowa

This instrument prepared by: Sue Ugulini, 105 Main St. S.E., Bondurant, IA 50035, 515-967-1769 at 2 p.m..
 on December 11, 2017

Return to: RE/MAX Suburban Real Estate:, 102 1st St. S.E., Bondurant, IA 50035
ADDRESS TAX STMTS: Andrew Brown, 8662 G76 Highway, New Virginia, IA 50210-9098

WARRANTY DEED

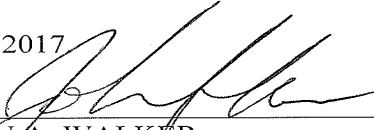
KNOW ALL MEN BY THESE PRESENTS: In consideration of the sum of One (\$1.00) and other valuable consideration, the receipt of which is hereby acknowledged, **JOHN A. WALKER AND SHARON K. WALKER, HUSBAND AND WIFE**, do hereby Convey unto **ANDREW BROWN, A MARRIED PERSON**, the following described real estate in MADISON County, Iowa:

Parcel "E", 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 the 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. 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.

Duly executed this 21 day of DECEMBER, 2017



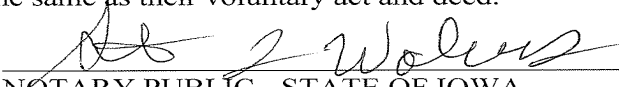
 JOHN A. WALKER



 SHARON K. WALKER

STATE OF IOWA)
)SS
 COUNTY OF Madison

On this 21 day of DECEMBER, 2017, 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.

