



**BK: 2017 PG: 4053**  
**Recorded: 12/27/2017 at 9:21:01.0 AM**  
**Fee Amount: \$17.00**  
**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:

**The West Fifteen (15) feet of a tract of land described as beginning at a point 343 feet West of the Northeast corner of 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, thence South 70.0 feet; thence North 86°16' East 60.0 feet; thence North 70.0 feet; thence South 86°16' West 60.0 feet to the point of beginning; AND Lot One (1) of H & K Subdivision to Truro, Madison County, Iowa, EXCEPT the East Forty-five (45) feet of the South Thirty (30) feet of said Lot One (1).**

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.

