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Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$87.20

Rev Stamp# 35 DOV# 34

LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

INDX  
ANNO  
SCAN  
CHEK

355,000

Preparer: Shannon L. Sobek, 4201 Westown Pkwy - Ste 250, W. Des Moines, IA 50266 (515) 283-1801 (2909RE)

Return To: Caleb D. Walton, 1831 Ironwood Trail, Winterset, IA 50273

Taxpayer Information: Caleb D. Walton, 1831 Ironwood Trail, Winterset, IA 50273

## WARRANTY DEED

For the consideration of One (\$1.00) Dollar and other valuable consideration, **Anthony Ryherd and Lori Ryherd, husband and wife**, do hereby Convey to **Caleb D. Walton and Sara J. Walton, husband and wife**, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Madison County, Iowa:

**Lot Fifteen (15) of Copper Fox Estates Subdivision located in the East Half (1/2) of the Southeast Quarter (SE1/4) of Section Seventeen (17), in Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5<sup>th</sup> P.M., Madison County, Iowa.**

Subject to all covenants, restrictions and easements of record.

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.

