



**BK: 2019 PG: 2218**  
**Recorded: 7/19/2019 at 11:13:37.0 AM**  
**Pages 2**  
**County Recording Fee: \$17.00**  
**Iowa E-Filing Fee: \$3.00**  
**Combined Fee: \$20.00**  
**Revenue Tax: \$175.20**  
**LISA SMITH RECORDER**  
**Madison County, Iowa**

**Type of Document: Warranty Deed**

Joseph F Wallace, Simpson,  
Jensen, Abels, Fischer &  
Bouslog PC

400 Locust St, Ste 400, Des Moines, IA 50309

(515)453-4637

---

**Preparer Information:** (Individual's Name, Street Address, City, Zip, Phone)

Eric Haas and Stephanie Haas 4323 Princeton Way, Santa Rosa, CA 95405

---

**Taxpayer Information:** (Individual/Company Name, Street Address, City, Zip, Phone)

Eric Haas and Stephanie Haas 4323 Princeton Way, Santa Rosa, CA 95405

---

**Return Document to:** (Individual/Company Name, Street Address, City, Zip, Phone)

**Grantors:**

Richard L Walters

**Grantees:**

Eric Haas and Stephanie Haas

**Legal Description:**

**Lot 2 of Walter's Acres, a subdivision located in the East Half (1/2) of the Northwest Quarter (1/4) of Section 8, Township 75 North, Range 27 West of the 5th PM, Madison County.**

**Book & Page Reference:**

Mail tax statements and return document to:  
Eric Haas and Stephanie Haas, 4323 Princeton Way, Santa Rosa, CA 95405

# WARRANTY DEED

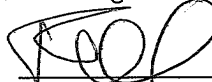
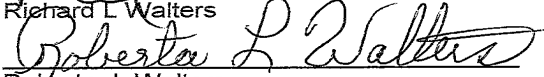
For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Richard L Walters and Roberta L. Walters, a married couple**, does hereby convey unto **Eric Haas and Stephanie Haas, a married couple, as Joint Tenants with full rights of survivorship and not as Tenants in Common**, the following described real estate:

**Lot 2 of Walter's Acres, a subdivision located in the East Half (1/2) of the Northwest Quarter (1/4) of Section 8, Township 75 North, Range 27 West of the 5th PM, Madison County.**

### SUBJECT TO ANY COVENANTS, RESTRICTIONS AND EASEMENTS OF RECORD

Grantor does hereby covenant with Grantees, and successors in interest, that said Grantor holds the real estate by title in fee simple; that the Grantor has 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 Grantor covenants 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.

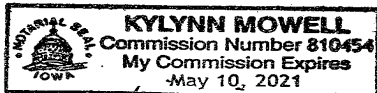
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

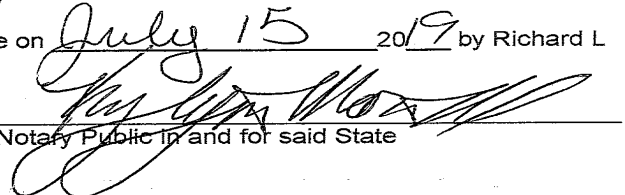
  
Richard L Walters  
  
Roberta L Walters

STATE OF Towa )  
COUNTY OF Polk )

SS:

This instrument was acknowledged before me on July 15 2019 by Richard L Walters, married to Roberta L. Walters.

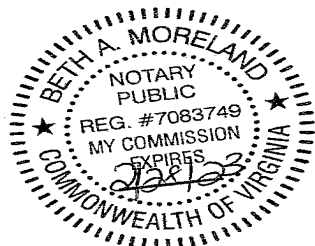


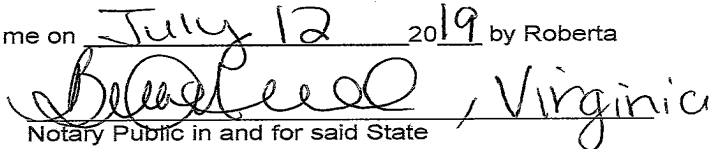
  
Notary Public in and for said State

STATE OF Virginia )  
COUNTY OF Clarke )

SS:

This instrument was acknowledged before me on July 12 2019 by Roberta L. Walters, married to Richard L Walters.



  
Notary Public in and for said State