

BK: 2022 PG: 1099
Recorded: 4/15/2022 at 11:58:52.0 AM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$1,325.60
LISA SMITH RECORDER
Madison County, Iowa

Preparer: Joseph W. Coppola III, 4201 Westown Pkwy - Ste 250, W. Des Moines, IA 50266 (515) 283-1801 (8000ESP)

Return To: Michael P. Mohan and Steffany L. Mohan, 2337 Vintage Lane, SAINT CHARLES, IA 50240

Taxpayer Information: Michael P. Mohan and Steffany L. Mohan, 2337 Vintage Lane, SAINT CHARLES, IA 50240

WARRANTY DEED

For the consideration of One (\$1.00) Dollar and other valuable consideration, **John A. Walker and Sharon K. Walker, a married couple**, do hereby Convey to **Michael P. Mohan and Steffany L. Mohan, a married couple**, as joint tenants with full rights of survivorship and not as tenants in common, in the following described real estate:

A parcel of land located in the Southeast Quarter (1/4) of the Northwest Quarter (1/4) of Section Ten (10), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, containing 6.500 acres shown in Plat of Survey filed in Book 2, Page 345 on November 20, 1992 in the Office of the Recorder of 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.

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: 4-14-22

[Signature]
John A. Walker

[Signature]
Sharon K. Walker

STATE OF [Signature])
COUNTY OF [Signature]) ss:

This record was acknowledged before me on April 14, 2022, by
John A. Walker and Sharon K. Walker, a married couple

[Signature]
Notary Public in and for said State

BETSY HAAS-REINECK
Notarial Seal - IOWA
Commission No. 165434
My Commission Expires Jan 17, 2022