BK: 2022 PG: 1566

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County Recording Fee: \$12.00 lowa E-Filing Fee: \$3.00 Combined Fee: \$15.00 Revenue Tax: \$340.80 LISA SMITH RECORDER Madison County, Iowa

Preparer: Jason R. Sandegren, 4201 Westown Pkwy - Ste 250, W. Des Moines, IA 50266 (515) 283-1801 (7535RSS)

Return To: Dan Eugene Bennett, 2580 Valleyview Avenue, St. Charles, Iowa 50240

Taxpayer Information: Dan Eugene Bennett, 2580 Valleyview Avenue, St. Charles, Iowa 50240

WARRANTY DEED

For the consideration of One (\$1.00) Dollar and other valuable consideration, Julie A. Walker and Nathan C. Walker, a married couple, do hereby Convey to Dan Eugene Bennett the following described real estate:

Parcel "E", a part of Parcel "A" in the West ½ of the Southwest ¼ of Section 22, Township 75 North, Range 26 West of the 5th P.M., Madison County, Iowa, containing 4.426 aces, as shown on the Plat of Survey filed in Book 2002, Page 759 on February 13, 2002 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: 05 24 2022

Julie A. Walker

Nathan C. Walker

STATE OF

COUNTY OF \underline{I}

)ss:

This record was acknowledged before me on Anathan C. Walker, a married couple.

_, by Julie A. Walker and

Notary Public in and for said State

Bret-Wayne Dillon-Hansen
F. Commission Number 812274
My Commission Expires
19 10 2 1 20 24