

**\$622,000.00**

BK: 2023 PG: 349  
Recorded: 2/23/2023 at 12:55:28.0 PM  
Pages 2  
County Recording Fee: \$17.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$20.00  
Revenue Tax: \$994.40  
BRANDY L. MACUMBER, RECORDER  
Madison County, Iowa

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This instrument prepared by:

SARAH BAUMGARTNER, THE REAL ESTATE SERVICE CENTER, 7101 VISTA DRIVE, WEST DES MOINES IA 50266 Phone # (515) 278-2226

Return document to and mail tax statements to:

CALEB DUWAYNE WALTON & SARA JAYNE WALTON, 1489 HOGBACK BRIDGE RD, EARLHAM, IA 50072

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## **WARRANTY DEED**

**Legal: Parcel "B" located in the Southeast Quarter (1/4) of the Southeast Quarter (1/4) of Section Twenty-seven (27), Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, containing 15.00 acres, as shown in Plat of Survey filed in Book 2003, Page 2700 on May 13, 2003 in the Office of the Recorder in Madison County, Iowa; and Parcel "E" located in the Southeast Quarter (1/4) of the Southeast Quarter (1/4) of said Section Twenty-seven (27), containing 0.920 acres, as shown in Plat of Survey in Book 2013, Page 1332 on May 9, 2013, in the Office of the Recorder of Madison County, Iowa.**

**Address: 1489 Hogback Bridge RD, Earlham, IA 50072**

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Sara A. Gray Brown and Jarred J. Brown, a married couple, and Jeffrey R. Brown, a single person**, hereby conveys the above-described real estate to **Caleb DuWayne Walton and Sara Jayne Walton, a married couple, as Joint Tenants with full rights of survivorship, and not as Tenants in Common.**

### **SUBJECT TO ALL COVENANTS, RESTRICTIONS, AND EASEMENTS OF RECORD**

Grantor does hereby covenant with Grantee, 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.

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| <p>STATE OF <u>Iowa</u> )<br/>COUNTY OF <u>Polk</u> ) SS:<br/>On this <u>20<sup>th</sup></u> day of <u>February</u>, <u>2023</u>,<br/>before me the undersigned, a Notary Public in and for said<br/>State, personally appeared, <b>Sara A. Gray Brown and<br/>Jarred J. Brown, a married couple, and Jeffrey R.<br/>Brown, a single person</b>, to me known to be the identical<br/>persons named in and who executed the foregoing<br/>instrument and acknowledged that the person executed the<br/>same as that person's voluntary act and deed.</p> <p><u>Emilie E. Reha</u><br/>Notary Public in and for said State</p> | <p>Dated: <u>February 20, 2023</u></p> <p><u>Sara A. Gray Brown</u><br/>Sara A. Gray Brown</p> <p><u>J J B</u><br/>Jarred J. Brown</p> <p><u>Jeffrey R. Brown</u><br/>Jeffrey R. Brown</p> |
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