



Document 2016 2773

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Date 9/22/2016 Time 11:54:19AM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$551.20

Rev Stamp# 368 DOV# 368

LISA SMITH, COUNTY RECORDER

MADISON COUNTY IOWA

INDEX ✓

ANNO

SCAN

CHEK

This instrument prepared by:

ROSS F. BARNETT, ABENDROTH AND RUSSELL LAW FIRM, 2560 – 73rd Street, Urbandale, Iowa 50322

Phone # (515) 633-8870

Return document to and mail tax statements to:

DANIEL BROUSE AND MONICA BLAKLEY, 2305 – 132nd Court, Van Meter, Iowa 50261

File #RESC / SAM (rfb)

$\frac{2}{3}$

\$345,000

WARRANTY DEED

Legal: Lot 4 in PRAIRIE RIDGE ESTATES, located in the Northwest Quarter of the Northeast Quarter (NW $\frac{1}{4}$ NE $\frac{1}{4}$) of Section 20, Township 77 North, Range 27, West of the 5th P.M., Madison County, Iowa, together with the undivided percentage interest in the general common elements as set forth in the Declaration of Association for Prairie Ridge Estates Association filed in Book 2002, Page 2126 of the Madison County Recorder's Office

Address: 2305 – 132nd Court, Van Meter, Iowa 50261

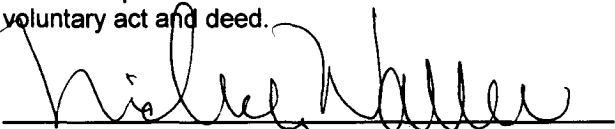
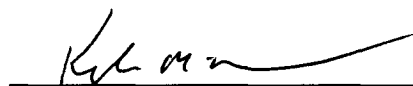
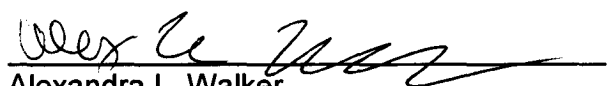


For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Kyle M. Walker and Alexandra L. Walker, a married couple**, do hereby convey the above-described real estate to **Daniel W. Brouse, a single person, and Monica M. Blakley, a single person**, as Joint Tenants with full rights of survivorship and not as Tenants in Common.

SUBJECT TO ALL COVENANTS, RESTRICTIONS, AND EASEMENTS OF RECORD

Grantors do hereby covenant with Grantees, and successors in interest, that said 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 relinquish 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.

STATE OF IOWA)) SS: COUNTY OF <u>Polk</u>) On this <u>21</u> day of <u>September</u>, 2016, before me the undersigned, a Notary Public in and for said State, personally appeared Kyle M. Walker and Alexandra L. Walker, a married couple, to me known to be the identical persons named in and who executed the foregoing instrument and acknowledged that those persons executed the same as their voluntary act and deed.  _____ Notary Public in and for said State	Dated: <u>September 21</u>, 2016  _____ Kyle M. Walker  _____ Alexandra L. Walker
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