



Document 2020 1147

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Rec Amt \$7.00 Aud Amt \$5.00
Rev Transfer Tax \$223.20
Rev Stamp# 104

INDX ✓
ANNO ✓
SCAN ✓
CHEK

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

\$140,000

Preparer: Jason R. Sandegren, 4201 Westown Pkwy - Ste 250, W. Des Moines, IA 50266 (515) 283-1801 (2352RTE)

Return To: Anthony Michael Fath, 805 South Morgan Street, SAINT CHARLES, IA 50240

Taxpayer Information: Anthony Michael Fath, 805 South Morgan Street, SAINT CHARLES, IA 50240

WARRANTY DEED

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4 For the consideration of One (\$1.00) Dollar and other valuable consideration, Ernest J. Patterson and Nancy J. Patterson, a married couple, do hereby Convey to Juli Henley n/k/a Juli Marie Zimmerman, a single person, the following described real estate:

Parcel "Z" located in the Southwest Quarter (1/4) of the Southwest Quarter (1/4) of Section Twenty-four (24), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., City of St. Charles, Madison County, Iowa, containing 13.08 acres, as shown in Plat of Survey filed in Book 2010, Page 1921 on August 18, 2010, in the Office of the Recorder of Madison County, Iowa, EXCEPT Parcel "CC" located therein, containing 6.25 acres, as shown in Plat of Survey filed in Book 2012, Page 2608 on September 6, 2012, in the Office of the Recorder of Madison County, Iowa.

Subject to all covenants, restrictions and easements of record.

Deed filed in fulfillment of Real Estate Contract dated August 17, 2013, filed October 16, 2013, in Book 2013, Page 3122.

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: 3/26/20

Ernest J. Patterson
Ernest J. Patterson
Nancy J. Patterson
Nancy J. Patterson

STATE OF Iowa)
COUNTY OF Madison) ss:

This record was acknowledged before me on March 26, 2020, by Ernest J. Patterson and Nancy J. Patterson, a married couple.

[Signature]
Notary Public in and for said State

