



Document 2021 3650

Book 2021 Page 3650 Type 03 001 Pages 2

Date 8/30/2021 Time 2:13:14PM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$295.20

Rev Stamp# 450 DOV# 444

INDX

ANNO

SCAN

LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

CHEK

\$185,000

**WARRANTY DEED JOINT TENANCY  
Recorder's Cover Sheet**

**Preparer Information:** Mark L. Smith, 101 1/2 W. Jefferson, Winterset, IA 50273, Phone:  
515-462-3731

<sup>1</sup>/<sub>2</sub> **Taxpayer Information:** Kevin L. Halstrum and Mary E. Halstrum, 1491 Roseman Bridge Road,  
Winterset, IA 50273

**Return Document To:** Mark L. Smith, 101 1/2 W. Jefferson, Winterset, Iowa 50273

**Grantors:** John Patten

**Grantees:** Kevin L. Halstrum and Mary E. Halstrum

**Legal Description:** See Page 2

**Document or instrument number of previously recorded documents:**



WARRANTY DEED JOINT TENANCY

For the consideration of One Hundred Eighty-Five Thousand Dollar(s) and other valuable consideration, John Patten, single individual, does hereby Convey to Kevin L. Halstrum and Mary E. Halstrum, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Madison County, Iowa:

Parcel "G" located in the Southeast Quarter (SE 1/4) of the Northeast Quarter (NE 1/4) of Section Fourteen (14), Township Seventy-five (75) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa, containing 18.53 acres, as shown in Plat of Survey filed in Book 2018, Page 3287 on October 10, 2018, in the Office of the Recorder of Madison County, Iowa.



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: 8/13/21

[Signature]
John Patten, Grantor

NC 9c
STATE OF IOWA, COUNTY OF Cabarrus

This record was acknowledged before me on 8/13/21 by John Patten.



[Signature]
Signature of Notary Public