

BK: 2022 PG: 1975
Recorded: 6/30/2022 at 1:20:08.0 PM
Pages 1
County Recording Fee: \$12.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$15.00
Revenue Tax: \$463.20
LISA SMITH RECORDER
Madison County, Iowa

Return to: Mark A. Critelli, Critelli Law Firm, PC, 2924 104th Street, Urbandale, IA 50322
Preparer Info: Mark A. Critelli, Critelli Law Firm, PC, 2924 104th Street, Urbandale, IA 50322, (515) 255-8750
Address Tax Statement: Elaina L. Patterson and Bodey Patterson, 570 Northeast Maple Avenue
Earlham, IA 50072

WARRANTY DEED

For the consideration of One (\$1.00) Dollar(s) and other valuable consideration, Brody W. Willrich and Caitlyn Willrich, a married couple, do hereby Convey to Elaina L. Patterson and Bodey Patterson, a married couple all our right, title, interest, estate, claim and demand in the following described real estate in Madison County, Iowa:

Lots Eleven (11) and Twelve (12), and the North Twenty-one (21) feet of Lot Ten (10) of E. N. Francher's Addition to the Town of Earlham, 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: June 30, 2022

Brody Willrich
Brody W. Willrich
Caitlyn Willrich
Caitlyn Willrich

STATE OF IOWA
COUNTY OF Polk

Signed and sworn to before me on this 30 day of June, 2022 by Brody W. Willrich and Caitlyn Willrich.

[Signature]
Signature of Notary Public

