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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

Type of Document

PREPARER INFORMATION: (name, address, phone number)

Hinda Oglesbee
471 North St
Patterson Ia 50218

515-468-7816

TAXPAYER INFORMATION: (name and mailing address)

Hinda Oglesbee
471 North St
Patterson Ia 50218

✓ RETURN DOCUMENT TO: (name and mailing address)

Hinda Oglesbee
471 North St
Patterson IA 50218

GRANTOR: (name)

Hinda Oglesbee

GRANTEE: (name)

Clayton
and Cameron
Hinda Oglesbee

LEGAL DESCRIPTION: (if applicable)
See page:

Document or instrument of associated documents previously recorded:
(if applicable)

Exceptions Iowa Code 428A.2(11)
(Deeds in which the consideration
is five hundred dollars or less.)

THIS SPACE PROVIDED FOR RECORDER'S USE ONLY:

WHEN RECORDED RETURN TO:

Linda Oglesbee
471 North St
Patterson, Iowa, 50218

WARRANTY DEED

THE GRANTOR(S),

- Linda Kay Oglesbee, a single person,

for and in consideration of: One Dollar (\$1.00) and other good and valuable consideration grants, bargains, sells, conveys and warranties to the GRANTEE(S): *Linda Oglesbee and*

- Clayton D. Cameron, 4352 East 48th St, Des Moines, Polk County, Iowa, 50317,
the following described real estate, situated in Patterson, in the County of Madison, State of Iowa:

Legal Description:

The following described tract, to -wit: Commencing at point 66 feet north of the northwest corner of block five in the town of Patterson, Iow, running thence north 132 feet, thence east 156 feet, thence south 132 feet, thence west 156 feet to the place of beginning, being a part of the northwest quarter (1/4) of the southwest quarter (1/4) of section twenty-nine (29), township seventy-six (76) north, range twenty-six (26) west of the 5th P.M., Madison County, Iowa

Subject to existing taxes, assessments, liens, encumbrances, covenants, conditions, restrictions, rights of way and easements of record the grantor hereby covenants with the Grantee(s) that

Grantor is lawfully seized in fee simple of the above granted premises and has good right to sell and convey the same; and that Grantor, his heirs, executors and administrators shall warrant and defend the title unto the Grantee, his heirs and assigns against all lawful claims whatsoever.

EXCEPTING AND RESERVING unto Grantor(s) a life estate interest in the above described real estate on the terms listed below.

TERMS OF LIFE ESTATE

Grantor shall have full power to use and dispose of the entire distributable income from said real property and shall be responsible for payment of real estate taxes thereon. The life tenant shall have the right to execute leases, geophysical exploration agreements, and perpetual easements and grants of right of way shall be binding upon the remainder estate. The life tenant shall receive all royalties, rents, leases, geophysical exploration, easement, and right of way payments paid on account of the land during his lifetime. Grantor may commit waste on the premises if he desires to do so.

Tax Parcel Number: 950000200011000

Grantor Signatures:

DATED: 2-18-2022

Linda Kay Oglesbee

Linda Kay Oglesbee
471 North St
Patterson, Iowa, 50218

STATE OF IOWA, COUNTY OF MADISON, ss:

On this 18th day of February, 2022, before me personally appeared Linda Kay Oglesbee, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed same as their free act and deed.

C Cheryl M. Maeschliman
Notary Public
Signature of person taking acknowledgment



Title (and Rank)

My commission expires 12/26/2024