

BK: 2022 PG: 2496
Recorded: 8/22/2022 at 9:00:42.0 AM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$0.00
LISA SMITH RECORDER
Madison County, Iowa

WARRANTY DEED
Recorder's Cover Sheet

Preparer Information:

Samuel H. Braland, P.O. Box 370, Earlham, Iowa 50072 (515)758-2267

Taxpayer Information:

John Paul Patience
1984 – 152nd Street
Earlham, Iowa 50072

Return Document To:

Samuel H. Braland
P.O. Box 370
Earlham, Iowa 50072

Grantors:

Donn Andrew Patience

Grantees:

John Paul Patience

See Page 2 for legal description.



WARRANTY DEED

For the consideration of \$1.00 and no/100ths----- Dollars and other valuable consideration, **Donn Andrew Patience and Donna E. Patience, husband and wife**, do hereby convey to: **John Paul Patience**, the following described real estate in Madison County, Iowa:

An undivided one-half interest in and to:

Lot Four (4) in Block One (1) of Benjamin Linzey Addition to the Town of Winterset, Madison County, Iowa.

Monetary consideration is less than \$500; therefore, this transfer is exempt from the Iowa real estate transfer tax and declaration of value and groundwater hazard statement filing requirements pursuant to Section 428A.2(21), Code of 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: August 3rd, 2022.

Donn Andrew Patience
Donn Andrew Patience

Donna E. Patience
Donna E. Patience

STATE OF IOWA, COUNTY OF MADISON: ss

This record was acknowledged before me on August 3rd, 2022 by Donn Andrew Patience and Donna E. Patience.

Samuel H. Braland
Notary Public

