Document 2009 2870

Book 2009 Page 2870 Type 03 001 Pages 2 Date 9/15/2009 Time 3:05 PM Rec Amt \$14.00 Aud Amt \$5.00 IND

INDX / ANNO / SCAN

LISA SMITH, COUNTY RECORDER MADISON COUNTY IOWA

CHEK



WARRANTY DEED

THE IOWA STATE BAR ASSOCIATION
Official Form #101
Recorder's Cover Sheet

Preparer Information: (Name, address and phone number) Mark F. Schlenker, P.O. Box 357, Indianola, IA 50125, Phone: (515) 961-2509

Taxpayer Information: (Name and complete address) Dawn M. Patterson, 355 Atkinson, Truro, IA 50257

Return Document To: (Name and complete address) £ Dawn M. Patterson, 355 Atkinson, Truro, IA 50257

Grantors:

Janice A. Wattonville Eldon R. Wattonville

Grantees:

Dawn M. Patterson

Legal description: See Page 2

Document or instrument number of previously recorded documents:

4 . . - - 1



WARRANTY DEED

For the consideration of <u>I</u> Janice A. Wattonville and Eldo	on D. Wattonville Wife &	Unchand	
Janice A. Wattonville and Elde	on K. Wallonville, whe &		hereby Convey to
Dawn M. Patterson			
	M-1'		the
ollowing described real estate in		County, lowa:	:4: 4 - 41
An undivided one-third interest Fown of Truro, Madison Coun		e (1) of Atkinson's First Add	ition to the
· · · · · · · · · · · · · · · · · · ·			
Subject to easements of record.	•		MCA)
The property conveyed was not	t the homestead of the parti	es.	
This deed is given without actu	al consideration to supplen	nent the deed at Book	9 , Page
Eldon R. Wattonville is a grant	tor for purposes of release of	f dower, curtesy, or set-off o	nly and does not
oin in warranties of title.	,		•
Grantors do Hereby Cove	enant with grantees, and succ	essors in interest, that grantors	hold the real
estate by title in fee simple; that the	hey have good and lawful aut		al estate; that the
estate by title in fee simple; that the real estate is free and clear of all	hey have good and lawful aut liens and encumbrances exce	nority to sell and Convey the rea pt as may be above stated; and	al estate; that the digrantors
estate by title in fee simple; that the real estate is free and clear of all Covenant to Warrant and Defend	hey have good and lawful aut liens and encumbrances exce the real estate against the lav	nority to sell and Convey the rea ept as may be above stated; and wful claims of all persons excep	al estate; that the d grantors t as may be above
estate by title in fee simple; that the real estate is free and clear of all Covenant to Warrant and Defend stated. Each of the undersigned he to the real estate. Words and phr	hey have good and lawful autiliens and encumbrances exce the real estate against the law nereby relinquishes all rights of rases herein, including acknow	nority to sell and Convey the rea opt as may be above stated; and oful claims of all persons excep of dower, homestead and distrib ovledgment hereof, shall be cons	al estate; that the d grantors t as may be above utive share in and
estate by title in fee simple; that the real estate is free and clear of all Covenant to Warrant and Defend stated. Each of the undersigned he to the real estate. Words and phr	hey have good and lawful autiliens and encumbrances exce the real estate against the law nereby relinquishes all rights of rases herein, including acknow	nority to sell and Convey the rea opt as may be above stated; and oful claims of all persons excep of dower, homestead and distrib ovledgment hereof, shall be cons	al estate; that the d grantors t as may be above utive share in and
estate by title in fee simple; that the real estate is free and clear of all Covenant to Warrant and Defend stated. Each of the undersigned h	hey have good and lawful autiliens and encumbrances exce the real estate against the law nereby relinquishes all rights of rases herein, including acknow	nority to sell and Convey the rea opt as may be above stated; and oful claims of all persons excep of dower, homestead and distrib ovledgment hereof, shall be cons	al estate; that the digrantors t as may be above utive share in and strued as in the
estate by title in fee simple; that the real estate is free and clear of all Covenant to Warrant and Defend stated. Each of the undersigned he to the real estate. Words and phr	hey have good and lawful autiliens and encumbrances exce the real estate against the law nereby relinquishes all rights of rases herein, including acknow	nority to sell and Convey the reapt as may be above stated; and wful claims of all persons except dower, homestead and distributedgment hereof, shall be constructed, according to the context.	al estate; that the digrantors t as may be above utive share in and strued as in the
estate by title in fee simple; that the real estate is free and clear of all Covenant to Warrant and Defend stated. Each of the undersigned he to the real estate. Words and phr	hey have good and lawful autiliens and encumbrances exce the real estate against the law nereby relinquishes all rights of rases herein, including acknow	nority to sell and Convey the reapt as may be above stated; and wful claims of all persons except dower, homestead and distributedgment hereof, shall be constructed, according to the context.	al estate; that the digrantors t as may be above utive share in and strued as in the
estate by title in fee simple; that the real estate is free and clear of all Covenant to Warrant and Defend stated. Each of the undersigned has the real estate. Words and phr	hey have good and lawful autiliens and encumbrances exce the real estate against the law nereby relinquishes all rights of rases herein, including acknow	nority to sell and Convey the reapt as may be above stated; and wful claims of all persons except dower, homestead and distributedgment hereof, shall be constructed, according to the context.	al estate; that the digrantors t as may be above utive share in and strued as in the
estate by title in fee simple; that the real estate is free and clear of all Covenant to Warrant and Defend stated. Each of the undersigned has the real estate. Words and phr	hey have good and lawful autiliens and encumbrances exce the real estate against the law hereby relinquishes all rights of rases herein, including acknow masculine or feminine gende	nority to sell and Convey the reapt as may be above stated; and wful claims of all persons except dower, homestead and distributedgment hereof, shall be constructed, according to the context.	al estate; that the d grantors t as may be above utive share in and strued as in the
estate by title in fee simple; that the real estate is free and clear of all Covenant to Warrant and Defend stated. Each of the undersigned he o the real estate. Words and phr	hey have good and lawful autiliens and encumbrances except the real estate against the lawnereby relinquishes all rights of the real estate against the lawnereby relinquishes all rights of the rases herein, including acknown masculine or feminine gender (Grantor)	nority to sell and Convey the reapt as may be above stated; and wful claims of all persons except dower, homestead and distributedgment hereof, shall be constructed, according to the context.	al estate; that the digrantors t as may be above utive share in and strued as in the
estate by title in fee simple; that the real estate is free and clear of all Covenant to Warrant and Defend stated. Each of the undersigned he to the real estate. Words and phr	hey have good and lawful autiliens and encumbrances exce the real estate against the law hereby relinquishes all rights of rases herein, including acknow masculine or feminine gende	nority to sell and Convey the reapt as may be above stated; and wful claims of all persons except dower, homestead and distributedgment hereof, shall be constructed, according to the context.	al estate; that the digrantors t as may be above utive share in and strued as in the
estate by title in fee simple; that the real estate is free and clear of all Covenant to Warrant and Defend stated. Each of the undersigned he to the real estate. Words and phr	hey have good and lawful autiliens and encumbrances except the real estate against the lawnereby relinquishes all rights of the real estate against the lawnereby relinquishes all rights of the rases herein, including acknown masculine or feminine gender (Grantor)	nority to sell and Convey the reapt as may be above stated; and wful claims of all persons except dower, homestead and distributedgment hereof, shall be constructed, according to the context.	al estate; that the d grantors t as may be above utive share in and strued as in the
restate by title in fee simple; that the real estate is free and clear of all Covenant to Warrant and Defend stated. Each of the undersigned has the real estate. Words and phresingular or plural number, and as a same of the warrant as warrant	hey have good and lawful autiliens and encumbrances except the real estate against the law nereby relinquishes all rights of the real estate against the law nereby relinquishes all rights of the rases herein, including acknown masculine or feminine gender (Grantor)	nority to sell and Convey the reach tas may be above stated; and of the construction of all persons except dower, homestead and distributed and the construction of the context. Dated: 8-29-6 Eldon R. Wattonville	al estate; that the digrantors t as may be above utive share in and strued as in the
estate by title in fee simple; that the real estate is free and clear of all Covenant to Warrant and Defend stated. Each of the undersigned has the real estate. Words and phrosingular or plural number, and as a managed and the feet of the warrant and as a simple of the warrant and as a simple of the warrant and the w	hey have good and lawful autiliens and encumbrances except the real estate against the law nereby relinquishes all rights of the reases herein, including acknown masculine or feminine gender (Grantor) (Grantor)	nority to sell and Convey the reach tas may be above stated; and of the stated and distributed and distributed and the construction of the context. Dated: 8-29-0 Eldon R. Wattonville	al estate; that the digrantors t as may be above utive share in and strued as in the (Grantor Grantor)
estate by title in fee simple; that the real estate is free and clear of all Covenant to Warrant and Defend stated. Each of the undersigned has to the real estate. Words and phresingular or plural number, and as Jamice A. Wattonville	hey have good and lawful autiliens and encumbrances except the real estate against the law nereby relinquishes all rights or asses herein, including acknown masculine or feminine gender (Grantor) (Grantor) (Grantor)	nority to sell and Convey the reach tas may be above stated; and of the stated and distributed and distributed and the construction of the context. Dated: 8-29-0 Eldon R. Wattonville	al estate; that the digrantors t as may be above utive share in and strued as in the
estate by title in fee simple; that the real estate is free and clear of all Covenant to Warrant and Defend stated. Each of the undersigned has the real estate. Words and phresingular or plural number, and as famice A. Wattonville STATE OF IOWA This instrument was acknowledge.	hey have good and lawful autiliens and encumbrances except the real estate against the law nereby relinquishes all rights or asses herein, including acknown masculine or feminine gender (Grantor) (Grantor) (Grantor)	nority to sell and Convey the reach tas may be above stated; and of the stated and distributed and distributed and the construction of the context. Dated: 8-29-0 Eldon R. Wattonville	al estate; that the digrantors t as may be above utive share in and strued as in the (Grantor Grantor)