

INDX ✓  
ANNO ✓  
SCAN  
CHEK

LISA SMITH, COUNTY RECORDER  
MADISON IOWA

MCA

This instrument prepared by:  
MARK U. ABENDROTH, ABENDROTH & RUSSELL, P.C., 2536 - 73<sup>rd</sup> Street, Urbandale, Iowa 50322 Phone # (515) 453-4690

Return to:  
Charles R. Sims and Kara R. Sims, 310 E North St, Truro, IA 50257

Mail tax statements to:  
Charles R. Sims and Kara R. Sims, 310 North St, Truro, IA 50257

File # 12651

\$ 26,500.06

# WARRANTY DEED

Legal: Lot Three (3) in Block One (1) of the Original Town of Truro, Iowa.  
Address: 310 North St Truro, IA 50257



For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Coy J. Patterson and Irene M. Patterson, husband and wife**, do hereby convey unto **Charles R. Sims and Kara R. Sims, husband and wife**, as Joint Tenants with full rights of survivorship and not as Tenants in Common, the above-described real estate.

This deed is given in fulfillment of certain contract filed at  
Book 2006 Page 5199 of the Madison County Records.

**SUBJECT TO ALL COVENANTS, RESTRICTIONS, AND EASEMENTS OF RECORD**

Grantors do hereby covenant with Grantees, and successors in interest, that said 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 relinquish 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.

MISSOURI )  
STATE OF IOWA )  
                  ) SS:  
COUNTY OF MERCER )

Dated: 6-20-08

On this 20 day of June, 2008,  
before me the undersigned, a Notary Public in and for  
said State, personally appeared **Coy J. Patterson  
and Irene M. Patterson, husband and wife**, to me  
known to be the identical persons named in and who  
executed the foregoing instrument and acknowledged  
that those persons executed the same as their  
voluntary act and deed.

Coy Patterson  
Coy J. Patterson

Glenda J. Homedale  
Notary Public in and for said State  
Glenda J. Homedale

Irene M. Patterson  
Irene M. Patterson



GLEND A. J. HOMEDALE  
My Commission Expires  
October 25, 2010  
Mercer County  
Commission #06499275