

REAL ESTATE RECORDER  
 34  
 \$ 72.80  
 Michelle Utsler  
 RECORDER  
 12-31-98 Madison  
 DATE COUNTY

REC \$ 5.00  
 AUD \$ 5.00  
 R.M.F. \$ 1.00

FILED NO. 2676  
 BOOK 139 PAGE 898  
 98 DEC 31 AM 10:42  
 MICHELLE UTSLER  
 RECORDER  
 MADISON COUNTY, IOWA

COMPUTER   
 RECORDED   
 COMPARED

Preparer Information A. Zane Blessum 113 N. John Wayne Winterset, IA (515)462-1666  
 Individual's Name Street Address City Phone

SPACE ABOVE THIS LINE  
FOR RECORDER



WARRANTY DEED

For the consideration of Forty-five thousand six hundred  
 Dollar(s) and other valuable consideration,  
DANNY PATTERSON and CINDY PATTERSON, Husband and Wife

do hereby Convey to  
JAMES CONNELLEY ELLER, Single

the following described real estate in Madison County, Iowa:

That part of the Southwest Quarter of the Southwest Quarter of Section 19, Township 75 North, Range 27 West of the 5th P.M., Madison County, Iowa, described as follows: Beginning at the northwest corner of the Southwest Quarter of the Southwest Quarter of said Section 19; thence on an assumed bearing of South 89°22'14" East 385.04 feet to the west line of Madison County Highway P71; thence South 04°42'46" West along said west line a distance of 651.25 feet; thence South 90°00'00" West 332.47 feet to the west line of the Southwest Quarter of the Southwest Quarter of said Section 19; thence North 00°05'00" East along the west line of said Southwest Quarter of the Southwest Quarter a distance of 653.28 feet to the northwest corner of the Southwest Quarter of the Southwest Quarter of said Section 19 and the point of beginning. Said tract contains 5.35 acres.



Deed is exempt as partial satisfaction of Real Estate Contract recorded October 27, 1998 in Book 139, Page 739.

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.

STATE OF Iowa

Dated: Dec 29, 1998

Madison COUNTY,  
 On this 29 day of December,  
1998, before me, the undersigned, a Notary  
 Public in and for said State, personally appeared  
Danny Patterson and  
Cindy Patterson

Danny Patterson  
 DANNY PATTERSON (Grantor)

Cindy Patterson  
 CINDY PATTERSON (Grantor)

to me known to be the identical persons named in and who executed the foregoing instrument and acknowledged that they executed the same as their voluntary act and deed.

Judith Allen  
 Notary Public

(Grantor)

(Grantor)

(This form of acknowledgment for individual grantor(s) only)