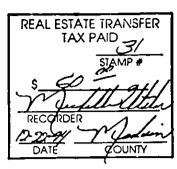


REC \$ 00 AUD \$ 5.00 RMF. \$ 1.00



FILED NO. 1651

BOOK 59 FACE 785

94 DEC 22 PM 3: 26

MICHELLE UTSLER
RECORDER
MADISON COUNTY.IOWA



WARRANTY DEED

SPACE ABOVE THIS LINE FOR RECORDER

		no/100(\$38,000.00)	_
Dollar(s) and other valuable considera			
<u>Patricia Ann Wildin,</u>	f/k/a Patricia Wahle	rt, a single person	_
			_
do hereby Convey to			_
Danny Dean Patterson	and Cindy Faye Patte	rson, D/B/A Patterson	_
Rental Partnership	· · · · · · · · · · · · · · · · · · ·		_
the following described real estate in	Madison	County, lowa:	
The North Half (1/2) of Thirty-one (31) of the Iowa.	of Lots Seven (7) and Original Town of Wi	Eight (8) in Block nterset, Madison County,	

This Deed is given in full and complete satisfaction of a Real Estate Contract dated June 18, 1993 and recorded June 21, 1993 at Town Lot Deed Record 58, Page 408, Madison County, Iowa Recorder's Office.

NO DECLARATION OF VALUE REQUIRED. EXEMPTION NO. 1 APPLIES.

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 SS:	Dated: Nea. 20. 1994
On this 20 day of DECEMBER	Patricia ann Wilden
Public in and for said State, personally appeared	Patricia Ann Wildin (Grantor)
to me known to be the identical persons named in and who executed the foregoing instrument and acknowledged	(Grantor)
that they executed the same as their voluntary act and deed.	(Grantor)
Notary Public	(Grantor)
(This form of acknowledgment for individual grantor(s) only)	9-22-95

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Revised September, 1988 7 0