

COMPUTER ✓
RECORDED ✓
COMPILED ✓

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

REAL ESTATE TRANSFER TAX PAID	
31	
STAMP #	
<i>[Signature]</i>	
RECORDER	
DATE	COUNTY

FILED NO. **1651**
BOOK 59 PAGE 785
94 DEC 22 PM 3:26
MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA



WARRANTY DEED

SPACE ABOVE THIS LINE
FOR RECORDER

For the consideration of Thirty Eight Thousand and no/100 (\$38,000.00) Dollar(s) and other valuable consideration,
Patricia Ann Wildin, f/k/a Patricia Wahlert, a single person
do hereby Convey to
Danny Dean Patterson and Cindy Faye Patterson, D/B/A Patterson Rental Partnership
the following described real estate in Madison County, Iowa:

The North Half (1/2) of Lots Seven (7) and Eight (8) in Block Thirty-one (31) of the Original Town of Winterset, Madison County, Iowa,

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 IOWA, ss:
MADISON COUNTY,

Dated: Dec 20, 1994

On this 30th day of DECEMBER, 1994 before me, the undersigned, a Notary Public in and for said State, personally appeared
Patricia Ann Wildin

Patricia Ann Wildin
Patricia Ann Wildin (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.

Carol Bass
Notary Public

(Grantor)
(Grantor)
(Grantor)

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

CAROL BASS
9-22-95