



Document 2010 2113

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Date 9/07/2010 Time 12:45 PM

Rec Amt \$14.00 Aud Amt \$5.00

Rev Transfer Tax \$175.20

Rev Stamp# 541 DOV# 605

LISA SMITH, COUNTY RECORDER

MADISON COUNTY IOWA

INDX ✓
ANNO
SCAN
CHEK

\$110,000

This instrument prepared by:

MARK U. ABENDROTH, ABENDROTH & RUSSELL, P.C., 2536 - 73rd Street, Urbandale, Iowa 50322

Phone # (515) 453-4690

Return to:

Kenneth E. Patterson and Patti A. Patterson, 2622 Truro Rd, Saint Charles, IA 50240

Mail tax statements to:

Kenneth E. Patterson and Patti A. Patterson, 2622 Truro Rd, Saint Charles, IA 50240

(cc) File #369392; 24694

WARRANTY DEED AND AFFIDAVIT OF TRUSTEES

Legal: Parcel "B" located in the Southwest Quarter (SW ¼) of the Northwest Quarter (NW 1/4) of Section Twenty-five (25), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, containing 3.000 acres, as shown in Plat of Survey filed in Book 2, Page 637 on December 1, 1995, in the Office of the Recorder of Madison County, Iowa.



For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Marilyn Jane Miller and Kathy Jo Ordway, Co-Trustees of the Maxine J. Wilson Irrevocable Family Trust**, do hereby convey unto **Kenneth E. Patterson and Patti A. Patterson, husband and wife**, as Joint Tenants with full rights of survivorship and not as Tenants in Common, the above-described real estate.

SUBJECT TO ALL COVENANTS, RESTRICTIONS, AND EASEMENTS OF RECORD

Grantors do hereby covenant with Grantees, and successors in interest, that the Trust holds the real estate by title in fee simple; that it has 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.

The Grantors further warrant as follows:

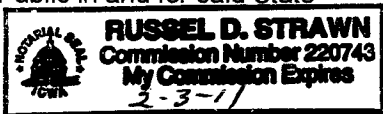
1. We are the Trustees of the above-named Trust, to which the above-described real estate was conveyed by deed filed of record March 21, 2003, in Book 2003, Page 1607, and correction deed filed April 9, 2003, in Book 2003, Page 2010, of the Madison County, Iowa, Recorder's Office. The person creating the Trust was under no disability or infirmity at the time the Trust was created.
2. We are the presently-existing Trustees under the Trust and we are authorized to transfer the above-described real estate to the Grantees herein without any limitation or qualification whatsoever.
3. The Trust is in existence and we, as Trustees, are authorized to transfer the interest in the above-described real estate, free and clear of any adverse claims.
4. The grantor of the Trust is deceased.
5. The Trust is revocable or, if the Trust is irrevocable, none of the beneficiaries of the Trust are deceased.

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)
COUNTY OF Madison) SS:

On this 27 day of August, 2010
before me the undersigned, a Notary Public in and for
said State, personally appeared **Marilyn Jane Miller
and Kathy Jo Ordway, as Co-Trustees of the
Maxine J. Wilson Irrevocable Family Trust**, to me
known to be the identical persons named in and who
executed the foregoing instrument and acknowledged
that they, as Trustees, executed the instrument as
the voluntary act and deed of the Trust and of the
Trustees.

Russel D. Strawn
Notary Public in and for said State



Dated: 8-27-2010

Marilyn Jane Miller
**Marilyn Jane Miller, Co-Trustee of the
Maxine J. Wilson Irrevocable Family Trust
Trust**

Kathy Jo Ordway
**Kathy Jo Ordway, Co-Trustee of the Maxine
J. Wilson Irrevocable Family Trust**