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Book 2012 Page 2099 Type 03 001 Pages 2

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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK



WARRANTY DEED

THE IOWA STATE BAR ASSOCIATION
Official Form #101

Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)

Lawrence P. Van Werden, 200 W. Jefferson St., Osceola, IA 50213, Phone: (641)
342-2157

Taxpayer Information: (Name and complete address)

Freda L. Hornaday; 170 N. 1st St, Patterson, IA 50218

EV ✓

Return Document To: (Name and complete address)

Lawrence P. Van Werden, 200 W. Jefferson St., Osceola, IA 50213, Phone: (641)
342-2157 PO Box 199

Grantors:

Freda L. Hornaday

Grantees:

Jan M. Anderson
Ruth E. Ewing
Barbara L. Haggard
Rita K. Hanson
Steven W. Hornaday

Legal description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of Estate Planning Objectives _____ Dollar(s) and other valuable consideration,
Freda L. Hornaday a/k/a Freda Hornaday,

an unmarried person _____ do hereby Convey to
My children, Jan M. Anderson and Ruth E. Ewing and Barbara L. Haggard and
Rita K. Hanson and Steven W. Hornaday, as Tenants in Common _____ the
following described real estate in Madison _____ County, Iowa:

The South Half (S½) of Lots One (1) and Two (2) in Block Two (2), Town of Patterson, Madison
County, Iowa.

EXCEPT GRANTOR, FREDAL. HORNADAY, RESERVES A LIFE ESTATE UNTO HERSELF
FOR THE DURATION OF HER LIFETIME.

NO TRANSFER TAX - NO CONSIDERATION
EXEMPT PURSUANT TO §428A.2(11), CODE OF IOWA (2011)

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.

Dated: July 5, 2012

Freda L. Hornaday
Freda L. Hornaday (Grantor)

(Grantor)

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF CLARKE
This instrument was acknowledged before me on July 16, 2012, by Freda L.
Hornaday, an unmarried person

Susan K. Cox
, Notary Public

