



Document 2012 2178

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Date 7/25/2012 Time 11:29 AM

Rec Amt \$7.00 Aud Amt \$5.00

INDX ✓
ANNO
SCAN

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

Prepared by: Gordon K. Darling, Jr., P.O. Box 88, Winterset, IA 50273 - 515.462.2442

✓ Return & send tax statements to: Errol & Norma Heckman, 3182 Pleasantview Trl., Peru, IA 50222

WARRANTY DEED

For the consideration of One & No/100 Dollars (\$1.00) and other valuable consideration (**Consideration less than \$500.00. Exemption Number 21 applies**), Kenneth Clifford Patterson, Single, does hereby convey to Errol R. Heckman and Norma J. Heckman, as Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described real estate in Madison County, Iowa:

Parcel "A" in the Southeast Quarter of the Northeast Quarter of Section 24, Township 74 North, Range 27 West of the 5th P.M., Madison County, Iowa more particularly described as follows:

Beginning at the East Quarter Corner of Section 24, Township 74 North, Range 27 West of the 5th P.M., Madison County, Iowa thence North 89°59' 12" West 100.00 feet along the South line of the Northeast Quarter of said Section 24; thence North 45°08'37" East 141.74 feet to a point on the East line of the Northeast Quarter of said Section 24; thence South 00°16'23" West 100.00 feet to the Point of Beginning containing 0.115 acres.

Grantor does hereby Covenant with grantees, and successors in interest, that grantor holds the real estate by title in fee simple; that he 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 grantor Covenants 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.

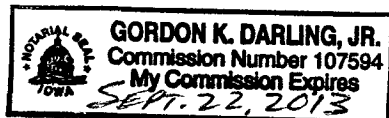
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated: July 25, 2012.

Kenneth Clifford Patterson
Kenneth Clifford Patterson

STATE OF IOWA, COUNTY OF MADISON, SS:

Subscribed and sworn to before me this 25th day of July, 2012, by Kenneth Clifford Patterson.



Gordon K. Darling, Jr.
Notary Public in and for Iowa