



Document 2013 3560

Book 2013 Page 3560 Type 03 001 Pages 2

Date 11/25/2013 Time 1:04 PM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$76.00

Rev Stamp# 366 DOV# 378

LISA SMITH, COUNTY RECORDER

MADISON COUNTY IOWA

INDX

ANNO

SCAN

CHEK

### WARRANTY DEED JOINT TENANCY

THE IOWA STATE BAR ASSOCIATION

Official Form No. 103

Recorder's Cover Sheet

*4/5*  
#48,000.00

**Preparer Information:** (name, address and phone number)

James W. Thornton, 408 SW Third Street, Ankeny, IA 50023, Phone: (515) 964-1825

*2788FID*

**Taxpayer Information:** (name and complete address)

Jason & Heather Patterson, 1326 NW Shoreline Ct, Ankeny, IA 50023

*E*  
**Return Document To:** (name and complete address)

Jason & Heather Patterson, 1326 NW Shoreline Ct, Ankeny, IA 50023

**Grantors:** Clifford A. Newman & Gabriella M. Newman

**Grantees:**

Jason Patterson and Heather Patterson

**Legal Description:** See Page 2

**Return Document To:** Jason & Heather Patterson, 1326 NW Shoreline Court, Ankeny, IA 50023  
**Preparer Information:** James W. Thornton, 408 SW Third Street, Ankeny, IA 50023, (515) 964-1825  
**Address Tax Statement:** Jason & Heather Patterson, 1326 NW Shoreline Court, Ankeny, IA 50023

**WARRANTY DEED**

For the consideration of One Dollar(s) and other valuable consideration, Clifford A. Newman, Debtor in Possession, and Gabriella M. Newman, a married couple, do hereby Convey to Jason Patterson and Heather Patterson, a married couple, the following described real estate in Madison County, Iowa:

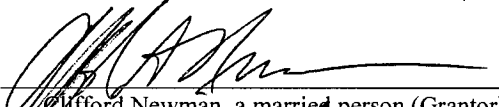
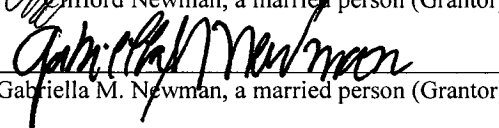
Lot Twenty-three (23) of Woodland Valley Estates Plat No. 2 Subdivision located in the South Half (1/2) of the Northwest Quarter (1/4) of Section Twenty-one (21), Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M, Madison County, Iowa, together with an undivided 1/3 1st interest in all common areas as set forth in the Declaration of Association for Woodland Valley Estates Subdivision filed in Book 2004, Page 6107 and in Book 2006, Page 2763 and as amended by First Amendment to Declaration of Association for Woodland Valley Estates filed in Book 2006, Page 4296 of the Madison County Recorder's Office.



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.

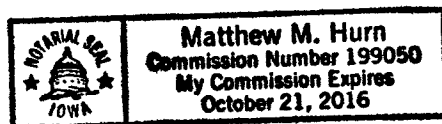
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated: 11-20-2013

  
Clifford Newman, a married person (Grantor)  
  
Gabriella M. Newman, a married person (Grantor)

STATE OF IOWA,  
COUNTY OF POLK

This instrument was acknowledged before me on November 20, 2013, by Clifford A. Newman and Gabriella M. Newman.



  
\_\_\_\_\_, Notary Public