



Document 2016 2188

Book 2016 Page 2188 Type 03 001 Pages 2
Date 7/29/2016 Time 11:19:40AM
Rec Amt \$12.00 Aud Amt \$5.00
Rev Transfer Tax \$124.00
Rev Stamp# 298 DOV# 303

INDX ✓
ANNO
SCAN
CHEK

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

\$78,000.⁰⁰

This instrument prepared by:

ROSS F. BARNETT, Abendroth & Russell, P.C., 2560 73rd St, Urbandale, IA 50322-4700

Phone No.: (515)453-6211

Return to:

Happe Homes, LLP, 2575 N Ankeny Blvd Ste 211, Ankeny, IA 50023

Mail tax statements to:

Happe Homes, LLP, 2575 N Ankeny Blvd Ste 211, Ankeny, IA 50023

Order No.: MES-67417/DV

5B25887

WARRANTY DEED

Legal: **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 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 any supplements and amendments thereto.**




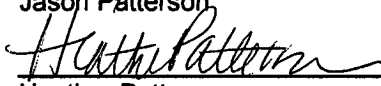
For the consideration of One Dollar (\$1.00) and other good valuable consideration, receipt of which is hereby acknowledged, **Jason Patterson and Heather Patterson, a married couple**, do hereby convey unto **Happe Homes, LLP, a limited liability partnership**, the above-described real estate.

SUBJECT TO ALL COVENANTS, RESTRICTIONS AND EASEMENTS OF RECORD

Grantors do hereby covenant with Grantee, and successors in interest, that said Grantors hold the real estate by title in fee simple; that the Grantors 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.

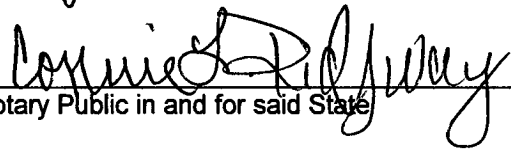


Jason Patterson


Heather Patterson

STATE OF Iowa)
COUNTY OF Folk) SS:

This instrument was acknowledged before me on July 27 2016 by Jason Patterson and Heather Patterson, a married couple.



Notary Public in and for said State

