



Document 2017 308

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Date 1/26/2017 Time 3:05:45PM
Rec Amt \$12.00 Aud Amt \$5.00
Rev Transfer Tax \$1,392.80
Rev Stamp# 41 DOV# 48
LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

INDX
ANNO
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CHEK



WARRANTY DEED
THE IOWA STATE BAR ASSOCIATION
Official Form No. 101
Recorder's Cover Sheet

\$871,000

Preparer Information: (Name, address and phone number)
Brett T. Osborn, 974 73rd Street, Suite 20, Des Moines, IA 50324, Phone: (515)
223-6000

Taxpayer Information: (Name and complete address)
Dan and Sonia Allen, 1966 175th Lane, Winterset, Iowa 50273

Return Document To: (Name and complete address)
Brett T. Osborn, 974 73rd Street, Suite 20, Des Moines, IA 50324

Grantors:
Kenneth Clifford Patterson

Grantees:
Danny J. Allen
Sonia B. Allen

Legal description: See Page 2
Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, Kenneth Clifford Patterson, a single person, do hereby Convey to Danny J. Allen and Sonia B. Allen, husband and wife, as tenants in common

Madison County, Iowa: The East Half (1/2) of the Northeast Quarter (1/4); AND the North Three-Fourths (3/4) of the Northwest Quarter (1/4) of the Northeast Quarter (1/4); AND the Northeast Quarter (1/4) of the Northwest Quarter (1/4); EXCEPT Parcel "A" located in the Southeast Quarter (1/4) of the Northeast Quarter (1/4), containing 0.115 acres as shown in Plat of Survey filed in Book 2012, Page 414 on February 10, 2012 in the Office of the Recorder of Madison County, Iowa; ALL in Section Twenty-four (24), Township Seventy-four (74) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa.



Subject to easements, restrictions and encumbrances of record.

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 on 9/1/16.

Kenneth Clifford Patterson
Kenneth Clifford Patterson (Grantor)

(Grantor)

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF MADISON
This record was acknowledged before me on 9/1/16, by Kenneth Clifford Patterson, a single person.



Jon Peterson
Signature of Notary Public