

BK: 2017 PG: 2262
Recorded: 7/24/2017 at 11:44:21.0 AM
Fee Amount: \$12.00
Revenue Tax: \$247.20
LISA SMITH RECORDER
Madison County, Iowa



WARRANTY DEED

Return to: Angela Williams, 702 S. 2nd Street, Winterset, IA 50273
Preparer: Jerrold B. Oliver, 101 1/2 W. Jefferson, Winterset, IA 50273, Phone: (515) 462-3731
Taxpayer: Angela Williams, 702 S. 2nd Street, Winterset, IA 50273

For the consideration of \$155,000.00 Dollar(s) and other valuable consideration, Ruby Patterson and Eugene Patterson, Wife and Husband

Angela Williams do hereby Convey to

Angela Williams the following described real estate in Madison County, Iowa: The South Half (1/2) of Lot Eight (8) in Block Two (2) of Kirkwood's Addition to the City of Winterset, Madison County, Iowa, AND the vacated Adair Street lying immediately South of said Lot Eight (8); AND a part of Lot Two (2) in Block Three (3) of Kirkwood's Addition to the City of Winterset, Madison County, Iowa, more particularly described as follows, to-wit: Commencing at the Northeast Corner of said Lot Two (2), running thence South 124 feet, thence in a Northwesterly direction in a straight line 148 feet to a point 80 feet West of the point of beginning, thence East 80 feet to the point of beginning.

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 July 19, 2017

Ruby Patterson
Ruby Patterson (Grantor)

Eugene Patterson
Eugene Patterson (Grantor)

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on July 19, 2017, by Ruby Patterson and Eugene Patterson



Toni Marie Tindle
Signature of Notary Public