



Document 2018 2522

Book 2018 Page 2522 Type 03 001 Pages 2

Date 8/03/2018 Time 3:23:06PM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$143.20

Rev Stamp# 321 DOV# 325

LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

INDX ✓

ANNO

SCAN

CHEK

\*89,950.<sup>00</sup>

Preparer: Matthew D. Kern, 4201 Westown Pkwy - Ste 250, W. Des Moines, IA 50266 (515) 283-1801 (759RTE)

✓ Return To: Jill H. Adams, 4253 Hwy 92, Proke, Iowa 50229

Taxpayer Information: Jill H. Adams, 4253 Hwy 92, Proke, Iowa 50229

**TRUSTEE WARRANTY DEED**

For the consideration of One (\$1.00) Dollar(s) and other valuable consideration, **Patterson Family Trust**, does hereby convey to **Robert R. Seeman, a single person, and Jill H. Adams, a single person**, as joint tenants with full rights of survivorship, the following described real estate in Madison County, Iowa:

**Parcel "FF" located in the Northwest Quarter (1/4) of the Southwest Quarter (1/4) of Section Twenty-four (24), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., City of St. Charles, Madison County, Iowa, containing 13.44 acres, as shown in the Plat of Survey filed in Book 2018, Page 2320 on July 20, 2018 in the Office of the Recorder of Madison County;**

Subject to all covenants, restrictions and easements of record.

The grantor hereby covenants with grantees, and successors in interest, that grantor holds the real estate by title in fee simple; that grantor 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.

The grantor further warrants to the grantees all of the following: That the trust pursuant to which the transfer is made is duly executed and in existence; that to the knowledge of the grantor the person creating the trust was under no disability or infirmity at the time the trust was created; that the transfer by the trustee to the grantees is effective and rightful; and that the trustee knows of no facts or legal claims which might impair the validity of the trust or the validity of the transfer.

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

Dated: 7/31/18

**Patterson Family Trust**

By: Ernest G. Patterson  
Ernest Patterson, Co-Trustee

By: Nancy Patterson  
Nancy Patterson, Co-Trustee

STATE OF Iowa )  
COUNTY OF Malison ) ss:

This record was acknowledged before me on July 31 2018, by **Ernest Patterson and Nancy Patterson, as Co-Trustees of the Patterson Family Trust.**

[Signature]  
Notary Public in and for said State

