



Document 2019 2506

Book 2019 Page 2506 Type 03 001 Pages 2

Date 8/13/2019 Time 3:08:25PM

Rec Amt \$12.00 Aud Amt \$5.00

INDX

Rev Transfer Tax \$164.00

ANNO

Rev Stamp# 310 DOV# 319

SCAN

LISA SMITH, COUNTY RECORDER

CHEK

MADISON COUNTY IOWA



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

\$103,000

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

Aaron M. Hubbard, Hubbard Law Firm, P.C., 2900 100th Street, Suite 209, Urbandale, Iowa 50322

Phone: (515) 222-1700

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

James Cline Robbins, 490 Long Street, Patterson, IA 50218

☒ **Return Document To:** (Name and complete address)

Aaron M. Hubbard, Hubbard Law Firm, P.C., 2900 100th Street, Suite 209, Urbandale, Iowa 50322

**Grantors:**

Ivan H. Fredricksen  
Karen M. Fredricksen

**Grantees:**

James Cline Robbins

**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, Ivan H. Fredricksen and Karen M. Fredricksen, a married couple,  
James Cline Robbins, a single person, do hereby Convey to  
the following described real estate in  
Madison County, Iowa:

Lot Four (4) in Block Twelve (12) of the Original Town of Patterson, Madison County, Iowa.



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 8-2-19.

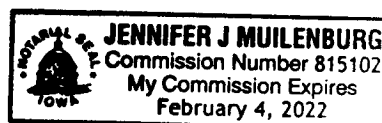
Ivan H. Fredricksen  
 Ivan H. Fredricksen (Grantor)

Karen M. Fredricksen  
 Karen M. Fredricksen (Grantor)

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF Polk  
 This record was acknowledged before me on August 2, 2019, by Ivan H.  
Fredricksen and Karen M. Fredricksen, a married couple



[Signature]  
 Signature of Notary Public