



Document 2021 3560

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Date 8/24/2021 Time 12:28:02PM

Rec Amt \$7.00 Aud Amt \$5.00

Rev Transfer Tax \$164.00

Rev Stamp# 437 DOV# 430

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

INDX
ANNO
SCAN
CHEK

Return To: Jane E. Rosien, 114 E. Jefferson Street, P.O. Box 67, Winterset, Iowa 50273-0067
Taxpayer: Big Oak Holdings, LLC, 1800 Nature Court, Winterset, IA 50273
Preparer: Jane E. Rosien, 114 E. Jefferson Street, P.O. Box 67, Winterset, Iowa 50273-0067,
Phone: (515) 462-4912



WARRANTY DEED

For the consideration of \$103,000.00 Dollar(s) and other valuable consideration, Michael E. Patterson and Sandra M. Patterson, Husband and Wife, do hereby Convey to Big Oak Holdings, LLC, the following described real estate in Madison County, Iowa:

Lots Six (6) and Seven (7) in Block Four (4) of Guiberson's Addition to the Town of Winterset, 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: August 23, 2021.

Michael E. Patterson

Michael E. Patterson, Grantor

Sandra M. Patterson

Sandra M. Patterson, Grantor

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on August 23, 2021, by Michael E. Patterson and Sandra M. Patterson.

Toni Marie Tindle

Signature of Notary Public

