



Document 2017 714

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Date 3/03/2017 Time 10:32:40AM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$305.60

Rev Stamp# 92

INDX

ANNO

SCAN

LISA SMITH, COUNTY RECORDER

MADISON COUNTY IOWA

CHEK

✓ **Return Document To:** Jerrold B. Oliver, 101 1/2 W. Jefferson, Winterset, IA 50273
Preparer Information: Jerrold B. Oliver, 101 1/2 W. Jefferson, Winterset, IA 50273, Phone:
(515) 462-3731

Address Tax Statement: Larry Young, 2552 Walnut Trail, St. Charles, IA 50240

\$191,180.00

WARRANTY DEED

For the consideration of \$1 Dollar(s) and other valuable consideration, Ernest J. Patterson and Nancy Patterson, Husband and Wife do hereby Convey to Larry G. Young and Sherry M. Young, Trustees of the Larry G. Young Revocable Trust, as to an undivided one-half interest; and Sherry M. Young and Larry G. Young, Trustees of the Sherry M. Young Revocable Trust, as to an undivided one-half interest the following described real estate in Madison County, Iowa:

The Southeast Quarter of the Southwest Quarter of Section 24, Township 75
North, Range 26 West of the 5th P.M., Madison County, Iowa,
AND

Parcel Y, recorded in Book 2010, Page 1736, of the Southwest Quarter of the
Southwest Quarter of Section 24, Township 75 North, Range 26 West of the 5th
P.M., City of St. Charles, Madison County, Iowa.

This Deed is given in full satisfaction of a Real Estate Contract recorded August
23, 2010, in Book 2010, Page 1966 of the Recorder's Office of 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: March 2, 2017

Ernest J. Patterson
Ernest J. Patterson (Grantor)

Nancy Patterson
Nancy Patterson (Grantor)

STATE OF **IOWA**, COUNTY OF **MADISON**

This record was acknowledged before me on March 2, 2017, by Ernest J. Patterson and Nancy Patterson.

Jerrold B. Oliver
Signature of Notary Public

