

INST # 17474  
RFCORDING FEE 5.00  
AUDITOR FEE 5.00  
RMA FEE 1.00

**COMPARED**

FILED FOR RECORD  
POTTAWATTAMIE CO. IA.

03 FEB 12 AM 8:23

JOHN SCIORTINO  
RECORDER

This instrument prepared by: Omaha Title & Escrow, Inc., 13917 Gold Cr., Omaha, Nebraska 68144 402-333-8100

SPACE ABOVE THIS LINE FOR RECORDER

Address Tax Statement: Jason D. Patterson, ,

**WARRANTY DEED - JOINT TENANCY**

For the consideration of One Dollar and other valuable consideration, Oakridge Estates, L.L.C., does hereby convey to Jason D. Patterson and Jocelyn J. Patterson, Husband and Wife as Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described real estate in Pottawattamie County, Iowa:

Lot 34, in ~~Oakridge~~ Oakridge Estates Phase II, a Subdivision, as surveyed, platted and recorded in Pottawattamie County, Iowa. OAK RIDGE

REAL ESTATE TRANSFER TAX PAID	
STAMP#	
\$	<u>68.00</u>
	<u>9.5</u>
RECORDER	<u>2-12-03</u>
DATE	Pottawattamie COUNTY

Entered for Taxation FEB 12  
*Marilyn J. Diske* COUNTY AUDITOR

This deed given subject to easements and restrictions of record, if any.

Grantor does Hereby Covenant with grantees, and successors in interest, that Grantor holds the real estate by title in fee simple; that he 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. 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 acknowledgement hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.


Dated: 12-19-02, \_\_\_\_\_

Oakridge Estates, L.L.C.  
*Randall Wessler*  
by: \_\_\_\_\_

STATE OF NEBRASKA  
COUNTY OF DOUGLAS

On this 19th day of December, 2002, before me the undersigned, a Notary Public in and for said State, personally appeared Randall Wessler of Oakridge Estates, L.L.C., to me known to be the identical person named in and who executed the foregoing instrument and acknowledged that he executed the same as his voluntary act and deed.

*Terry L. Tefft*  
NOTARY PUBLIC

My Commission Expires: 

68.00  
LEGAL, DEESC CORRECTED WITH PERMISSION OF OMAHA TITLE & ESCROW INC 2/13/03 VIA TELEPHONE  
PINNACLE BANK OF PAPPILLION  
P.O. BOX 461209  
PAPPILLION, NE 68046-2009

1-595