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Date 6/08/2020 Time 11:59:55AM

Rec Amt \$22.00 Aud Amt \$30.00

INDX

ANNO

SCAN

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

Return To: Vincent C. Wildin, 2794 Hwy 169, Winterset, IA 50273

Taxpayer: Vincent C. Wildin, 2794 Hwy 169, Winterset, IA 50273

✓ **Preparer:** Jerrold B. Oliver, 101 1/2 W. Jefferson, Winterset, IA 50273; 515-462-3731



WARRANTY DEED

For the consideration of \$1 Dollar(s) and other valuable consideration, Vincent C. Wildin and Katherine K. Wildin, Husband and Wife do hereby Convey to Vincent C. Wildin and Katherine K. Wildin, Trustees of the Vincent C. Wildin Revocable Trust, as to an undivided one-half interest; and Katherine K. Wildin and Vincent C. Wildin, Trustees of teh Katherine K. Wildin Revocable Trust, as to an undivided one-half interest, the following described real estate in Madison County, Iowa:

This deed is exempt according to Iowa Code 428A.2(21).

See description attached.

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: May 19, 2020

Vincent C. Wildin
Vincent C. Wildin, Grantor

Katherine K. Wildin
Katherine K. Wildin, Grantor

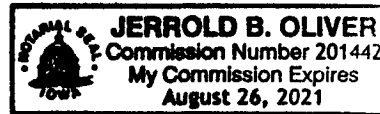
STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on
Wildin and Katherine K. Wildin.

May 19, by Vincent C.

Jerrold B. Oliver

Signature of Notary Public



The NE $\frac{1}{4}$ SW $\frac{1}{4}$ and the SE $\frac{1}{4}$ NW $\frac{1}{4}$ 35-75-28, except that part conveyed or used for road or highway purposes; and the North 43.36 acres of the Nfr $\frac{1}{4}$ NW $\frac{1}{4}$ 2-74-28, except that part conveyed or used for road or highway purposes, subject to any easements and covenants of record; the S $\frac{1}{2}$ SW $\frac{1}{4}$ of Section 35, and a tract of land commencing at the southeast corner of the SE $\frac{1}{4}$ of Section 34 and running thence west 43 $\frac{1}{2}$ rods, thence in a northeasterly direction to a point 33 rods west of the NE corner of the SE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 34, thence east 33 rods, thence south to the place of beginning; all in 75-28; also a tract commencing at the SE corner of the NEfr $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 3, and running thence west 54 rods, thence in a northeasterly direction to a point 43 $\frac{1}{2}$ rods west of the NE corner of said Section 3, thence east to the NE corner of said Section 3, thence south to the point of beginning; all in 74-28.

The SW $\frac{1}{4}$ 36-75-28; and the E $\frac{1}{2}$ SW $\frac{1}{4}$ 2-74-28, except Beginning at the S $\frac{1}{4}$ corner of said Section 2, thence S 88°49' W 44.1 feet along the south line of said SE $\frac{1}{4}$ SW $\frac{1}{4}$, thence N 5°34 $\frac{1}{2}$ ' W 450.7 feet, thence N 14°15' E 235.6 feet, thence N 3°1 $\frac{1}{2}$ ' W 225.0 feet, thence N 8°44 $\frac{1}{2}$ ' W 301.5 feet, thence N 5°03' W 850.5 feet, thence N 1°55 $\frac{1}{2}$ ' W 588.6 feet to a point on the north line of said NE $\frac{1}{4}$ SW $\frac{1}{4}$, thence N 88°58 $\frac{1}{2}$ ' E 169.7 feet along said north line to the center of said Section 2, thence S 0°32 $\frac{1}{2}$ ' E 1319.6 feet along the east line of said NE $\frac{1}{4}$ SW $\frac{1}{4}$, thence S 0°00' E 1317.8 feet along the east line of said SE $\frac{1}{4}$ SW $\frac{1}{4}$ to the point of beginning, containing 6.2 acres, more or less, of which 1.6 acres, more or less, are contained within existing road easements, and except Parcel "B" located in the SE $\frac{1}{4}$ SW $\frac{1}{4}$ 2-74-28 containing 3.00 acres as described in Amended Plat filed in Book 2009 on Page 882.

The NW~~1~~⁴ 1-74-28; and the NE~~1~~⁴SW~~1~~⁴ and the SE~~1~~⁴SW~~1~~⁴ except a parcel described as Beginning at the northwest corner of the SE~~1~~⁴SW~~1~~⁴, thence along the west line of said SE~~1~~⁴SW~~1~~⁴ S 00°00'25" E 406.50 feet; thence S 89°43'52" E 191.75 feet, thence N 00°41'28" E 104.45 feet, thence N 90°00'00" E 17.11 feet, thence N 15°18'16" E 99.72 feet, thence S 89°02'09" E 194.32 feet, thence N 01°08'32" W 211.21 feet to the north line of said SE~~1~~⁴SW~~1~~⁴, thence along said north line S 89°51'00" W 426.57 feet to the point of beginning, said excepted parcel containing 3.00 acres, including 0.325 acres of county road right of way; all in 1-74-28 and except Parcel "B" located in the SE~~1~~⁴SW~~1~~⁴ 1-74-28 as described in Plat of Survey filed in Book 2009 on Page 606; and the NW~~1~~⁴SE~~1~~⁴ 1-74-28.

The NE~~1~~⁴SE~~1~~⁴ 2-74-28; and the NW~~1~~⁴SW~~1~~⁴ 1-74-28.