



Document 2020 3044

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Date 8/19/2020 Time 11:45:04AM

Rec Amt \$17.00 Aud Amt \$5.00

Rev Transfer Tax \$303.20

Rev Stamp# 349 DOV# 346

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

INDX

ANNO

SCAN

CHEK

WARRANTY DEED - JOINT TENANCY



Return to: Mark L. Smith, PO Box 230, Winterset, IA 50273, (515)462-3731

Taxpayer: Michael Wildin and Crystal Wildin, 2427 Quail Ridge Ave., St. Charles, IA 50240

Preparer: Mark L. Smith, PO Box 230, Winterset, IA 50273, (515)462-3731

6/7

For the consideration of ---190,000.00--- Dollar(s) and other valuable consideration, Jay Wildin and Mary Wildin, Husband and Wife,

do hereby Convey to

Michael Wildin and Crystal Wildin,

as Joint Tenants

with Full Rights of Survivorship, and not as Tenants in Common, the following described real estate in

Madison County, Iowa: See 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 on 4/22/20

Vicki Martin as POA
See 1 in Addendum (Grantor)

Vicki Martin as POA
(Grantor)

STATE OF IOWA, COUNTY OF Madison

This record was acknowledged before me on 4/22/20, by Vicki Martin as Power of Attorney for Jay Wildin and Mary Wildin



Mark L. Smith
Signature of Notary Public

EXHIBIT A

Parcel "D" in the West Half of the Northeast Quarter of Section 14, Township 75 North, Range 27 West of the 5th P.M., Madison County, Iowa more particularly described as follows:

Beginning at the Northeast Corner of the Southwest Quarter of the Northeast Quarter of Section 14, Township 75 North, Range 27 West of the 5th PM, Madison County, Iowa thence South $00^{\circ}08'52''$ West 350.37 feet along the East line of said Southwest Quarter of the Northeast Quarter; thence North $89^{\circ}38'21''$ West 553.59 feet; thence North $02^{\circ}27'42''$ West 470.62 feet; thence North $89^{\circ}29'15''$ East 575.05 feet to a point on the East line of the Northwest Quarter of the Northeast Quarter of said Section 14; thence South $00^{\circ}08'.52''$ West 128.44 feet to the Point of Beginning containing 6.15 acres including 0.36 acres of County Road right-of-way.

Addendum

1. - Vicki Martin as Power of Attorney for Jay Wildin
- Vicki Martin as Power of Attorney for Mary Wildin