



Document 2022 682

Book 2022 Page 682 Type 03 001 Pages 2

Date 3/08/2022 Time 12:03:55PM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$511.20

Rev Stamp# 70 DOV# 65

INDX
ANNO
SCAN

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

\$320,000.

**WARRANTY DEED
Recorder's Cover Sheet**

Preparer Information: Mark L. Smith, 101 1/2 W. Jefferson, Winterset, IA 50273, Phone: 515-462-3731

Taxpayer Information: Douglas W. Wildin and Paula J. Wildin Trust, dated September 11, 2020, 13507 W. Gemstone Drive, Sun City, AZ 85375

*WEST

Return Document To: Douglas W. Wildin and Paula J. Wildin Trust, dated September 11, 2020, 13507 W. Gemstone Drive, Sun City, AZ 85375

*WEST

Grantors: Duane E. Venenga and Connie S. Venenga

Grantees: Douglas W. Wildin and Paula J. Wildin as co-trustees of Douglas W. Wildin and Paula J. Wildin Trust, dated September 11, 2020

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of Three Hundred Twenty Thousand Dollar(s) and other valuable consideration, Duane E. Venenga and Connie S. Venenga, Husband and Wife, do hereby Convey to Douglas W. Wildin and Paula J. Wildin, Co-Trustees of Douglas W. Wildin and Paula J. Wildin Trust, dated September 11, 2020, the following described real estate in Madison County, Iowa:

Lot Eighteen (18) in Block Four (4) of Birchwood Estates Plat No. 1 an Addition to the City 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: 3/7/2022

[Signature of Duane E. Venenga]
Duane E. Venenga, Grantor

[Signature of Connie S. Venenga]
Connie S. Venenga, Grantor

STATE OF IOWA, COUNTY OF Madison

This record was acknowledged before me on 3/7/2022 by Duane E. Venenga and Connie S. Venenga.

[Signature of Mark L. Smith]
Signature of Notary Public

