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Document 2023 2085

Book 2023 Page 2085 Type 03 001 Pages 2  
Date 8/31/2023 Time 9:27:32AM  
Rec Amt \$12.00 Aud Amt \$5.00  
Rev Transfer Tax \$159.20  
Rev Stamp# 296

INDX ✓  
ANNO ✓  
SCAN ✓

BRANDY MACUMBER, COUNTY RECORDER  
MADISON COUNTY IOWA

CHEK

\$100,000

This instrument prepared by:

JOSEPH F WALLACE, Simpson, Jensen, Abels, Fischer & Bouslog PC, 400 Locust St, Ste 400,  
Des Moines, IA 50309

Phone No.: 515-453-4771

Mail Tax Statements & Return To:

Allen Hays

105 College View Lane

Marshalltown, IA 50158

~~Mail tax statements to and Return to:~~

~~Allen Hays, Quail Ridge Ave 31 Acres, Peru, IA 50222~~

## WARRANTY DEED

For the consideration of One Dollar (\$1.00) and other good valuable consideration, receipt of which is hereby acknowledged, **Bradley and Kathie Wilford, a married couple**, does hereby convey unto **Richard Freedman Revocable Trust**, the above-described real estate.

Legal: **The South 1658 feet of the West Half (1/2) of the Southeast Quarter (1/4) of Section Twenty-six (26), Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, as shown in Plat of Survey filed in Book 2006, Page 1595 on April 25, 2006, in the Office of the Recorder of Madison County, Iowa; EXCEPT Parcel "C", located therein, containing 10.06 acres, as shown in Amended Plat of Survey filed in Book 2013, Page 1503 on May 24, 2013, in the Office of the Recorder of Madison County, Iowa; AND EXCEPT Parcel "E", located therein, containing 8.65 acres, as shown in Plat of Survey filed in Book 2014, Page 1135 on May 14, 2014, in the Office of the Recorder of Madison County, Iowa.**



**This deed is given and accepted in full and complete satisfaction of the real estate contract recorded in Book 2014, Page 1386.**

There is no known private burial site, well, solid waste disposal site, underground storage tank, hazardous waste, or private sewage disposal system on the property as described in Iowa Code section 558.69, and therefore the transaction is exempt from the requirement to submit a groundwater hazard statement.

**SUBJECT TO ALL COVENANTS, RESTRICTIONS AND EASEMENTS OF RECORD**

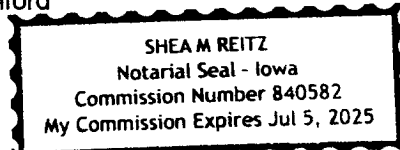
Grantor does hereby covenant with Grantee, and successors in interest, that Grantor holds the real estate by title in fee simple; that the Grantor has good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances except as may be above 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 acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

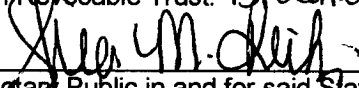
  
Bradley Wilford  
  
Kathie Wilford

STATE OF Iowa )  
COUNTY OF Woodbury )

SS:



This instrument was acknowledged before me on August 25, 2013 by Richard  
~~Freedman as Trustee of the Richard Freedman Revocable Trust.~~ Bradley and Kathie Wilford.

  
Notary Public in and for said State