



Document 2024 1875
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 Rec Amt \$17.00 Aud Amt \$5.00
 Rev Transfer Tax \$860.00
 Rev Stamp# 263 DOV# 260
 BRANDY MACUMBER, COUNTY RECORDER
 MADISON COUNTY IOWA

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 ANNO
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\$ 537,840.00

**WARRANTY DEED
 Recorder's Cover Sheet**

Preparer Information: Stephen A. Hall, Hall Law Firm, 115 S. Howard St., Indianola, IA 50125 - 515-961-2509

Taxpayer Information: Wildrose, LLC, 4304 New York Ave., Des Moines, IA 50310

e **Return Document To:** Stephen A. Hall, Hall Law Firm, 115 S. Howard St., Indianola, IA 50125

Grantors: Steve Vasey and Marcia Vasey *Cnd 15 2263man*

Grantees: Wildrose, LLC

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, Steve Vasey and Marcia Vasey, husband and wife, do hereby Convey to Wildrose, LLC, an Iowa limited liability company, the following described real estate in Madison County, Iowa:

The East Half (1/2) of the Southeast Quarter (1/4) of Section Twenty-two (22), Township Seventy-four (74) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, EXCEPT all that part of the Northeast Quarter (1/4) of the Southeast Quarter (1/4) thereof which lies East of a line running parallel to and 100 feet West of the center line of the Des Moines and Kansas City Railway as the same is located across said 40-acre tract; AND EXCEPT the C. B. & Q. Ry. Right of way off the East side of said Southeast Quarter (1/4) of the Southeast Quarter (1/4).



Subject to easements of record.

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.

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.

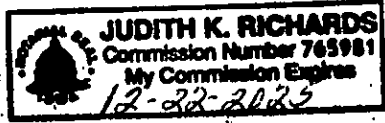
Dated: July 16, 2024.


Steve Vasey, Grantor


Marcia Vasey, Grantor

STATE OF IOWA, COUNTY OF WARREN:

This record was acknowledged before me on July 18, 2024 by Steve Vasey and Marcia Vasey.



Judith K Richards
Signature of Notary Public