

**\$165,000.00**

BK: 2024 PG: 214  
Recorded: 1/30/2024 at 2:40:16.0 PM  
Pages 2  
County Recording Fee: \$17.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$20.00  
Revenue Tax: \$263.20  
BRANDY L. MACUMBER, RECORDER  
Madison County, Iowa

Return To Preparer: Lisa R. Wilson, Wilson & Egge, P.C., 222 N.W. Sunrise Drive, Waukee, IA 50263, (515) 369-2502  
Address Tax Statement: Jolene Wildin, 28747 Hickory Ridge Dr., Van Meter, IA 50261

## WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: In consideration of the sum of ONE Dollar and other good and valuable consideration, the receipt of which is hereby acknowledged, BUCK HAVEN ESTATES, LLC, an Iowa limited liability company, hereby Conveys unto JOLENE WILDIN, the following described real estate, situated in Madison County, Iowa:

**Lot Three (3) in Buck Haven a/k/a Buck Haven Estates and Buck Haven Estate Plat 1, located in Government Lots Three (3), Four (4) and Five (5) of Section Thirty (30); and in Government Section Six (6) of Section Thirty-one (31); All in Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5<sup>th</sup> P.M., Madison County.**

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 grantees, and their successors in interest, that said grantor holds fee title to the real estate; that it has good and lawful authority to sell and convey the same; that said premises are free and clear of all liens and encumbrances whatsoever except as may be above stated; and it covenants to warrant and defend said real estate against the lawful claims of all persons, except as may be above stated.

Each of the undersigned relinquishes all rights of dower, homestead, and distributive share in and to such 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.

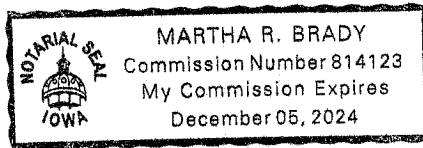
Dated January 29, 2024.

BUCK HAVEN ESTATES, LLC

Dean Quirk  
By: Dean Quirk, Manager

STATE OF IOWA )  
                          ) SS:  
COUNTY OF Polk )

This record was acknowledged before me on this 29<sup>th</sup> day of January, 2024, by Dean Quirk, Manager, Buck Haven Estates, LLC.



Martha R. Brady  
Notary Public in and for Said State