



Preparer Information: Christopher Schubert, 425 2nd Street SE, Suite 370, Cedar Rapids, IA 52401 319-363-8827
After recording return to: Contract Exchange Corporation, PO Box 8162, Cedar Rapids, IA 52406
Address Tax Statements: Hector Samanez Ferrebu, 2398 US Hwy 169, Winterset, IA 50273

WARRANTY DEED

Know All Men By These Presents: That

William L. Wharff, a single person, and Jodi L. Hill f/k/a Jodi L. Wharff, a single person

In consideration of the sum of One Dollar (\$1.00) and Other Valuable Consideration In hand paid do hereby convey unto

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Contract Exchange Corporation, an Iowa corporation,

The following described real estate, situated in **Madison County, Iowa** to-wit:

SEE ATTACHED EXHIBIT A.

Locally known as: 2398 US Highway 169, Winterset, Iowa 50273

Also, the above-named grantor does hereby sell, assign, transfer and convey of its vendor right, title, and interest in and to one certain real estate contract dated January 29, 2024, that was filed January 31, 2024 in Book 2024 at Page 224 of the Records of the Madison County, Iowa Recorder's office.

This instrument is exempt from transfer tax under Section 428A.2(8), and Groundwater Hazard Statement, being given in order to secure a debt or other obligation.

And the grantors do Hereby Covenant with the said grantees, and successors in interest, that said grantors hold said real estate by title in fee simple; that they have 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 said grantors Covenant to Warrant and Defend the said premises against the lawful claims of all person whomsoever, except as may be above stated.

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

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.

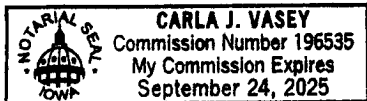
Signed this 25 day of January, 2024.

William L. Wharff
William L. Wharff, Grantor

Jodi L. Hill
Jodi L. Hill f/k/a Jodi L. Wharff, Grantor

State of Iowa, Madison County, §:

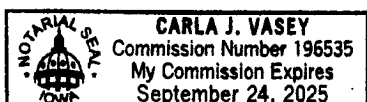
On this 25 day of January, A.D. 2024 before me, the undersigned, a notary public in and for said county and state personally appeared **William L. Wharff** to me known to be the person who executed the foregoing instrument and acknowledged that person executed the same as their voluntary act and deed.



Carla J. Vasey
Notary public in and for said County and State

State of Iowa, Madison County, §:

On this 25 day of January, A.D. 2024 before me, the undersigned, a notary public in and for said county and state personally appeared **Jodi L. Hill f/k/a Jodi L. Wharff** to me known to be the person who executed the foregoing instrument and acknowledged that person executed the same as their voluntary act and deed.



Carla J. Vasey
Notary public in and for said County and State

EXHIBIT A

Legal Description:

The West 60 acres of the Southeast Quarter (1/4) of Section Eleven (11), Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, EXCEPT that portion deeded to the State of Iowa for Highway purposes, containing 26.8 acres, more or less, as set out in Book 104, Page 314 recorded October 15, 1974; AND EXCEPT Parcel "E" located in the Southwest Quarter (1/4) of the Southeast Quarter (1/4) of said Section Eleven (11), containing 10.62 acres, as shown in Plat of Survey filed in Book 2013, Page 81 on January 8, 2013 in the Office of the Recorder of Madison County, Iowa, and corrected by Affidavit filed in Book 2013, Page 116 on January 10, 2013; AND EXCEPT Parcel "F", located therein, as shown in Plat of Survey filed in Book 2015, Page 3774 on December 22, 2015 in the Office of the Recorder of Madison County, Iowa.

