



Document 2025 1300

Book 2025 Page 1300 Type 03 001 Pages 3
Date 5/28/2025 Time 1:31:36PM
Rec Amt \$17.00 Aud Amt \$10.00 INDX
Rev Transfer Tax \$799.20 ANNO
Rev Stamp# 181 SCAN
BRANDY MACUMBER, COUNTY RECORDER CHEK
MADISON COUNTY IOWA

\$500,000

**SPECIAL WARRANTY DEED
Recorder's Cover Sheet**

Preparer Information: (name, address and phone number)

James E. Van Werden, 1009 Main St., Adel, IA 50003, Phone: (515) 697-4284

Taxpayer Information: (name and complete address)

James E. Van Werden, 1025 S. 14th St., Adel, IA 50003

Return Document To: (name and complete address)

James E. Van Werden, 1025 S. 14th St., Adel, IA 50003

Grantors:

Lawrence P. Van Werden and Dorothy Gene Van Werden

Grantees:

James E. Van Werden

Legal Description: See Page 2

Document or instrument number of previously recorded documents:

SPECIAL WARRANTY DEED

For the consideration of One Dollar(s) and other good and valuable consideration, Lawrence P. Van Werden and Dorothy Gene Van Werden, husband and wife, do hereby Convey to James E. Van Werden the following described real estate situated in Madison County, Iowa:

This deed is given in fulfillment of real estate contract
See attached Exhibit "A" recorded at Book 2017 Page 3813 on 12/4/2017 in the office of the Recorder of Madison County, Iowa.

Grantors do Hereby Covenant with Grantees and successors in interest to Warrant and Defend the real estate against the lawful claims of all persons claiming by, through or under them, 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: August 16, 2017.

Lawrence P. Van Werden
Lawrence P. Van Werden

Dorothy Gene Van Werden
Dorothy Gene Van Werden

STATE OF IOWA, COUNTY OF CLARKE

This record was acknowledged before me on August 16, 2017, by Lawrence P. Van Werden and Dorothy Gene Van Werden, husband and wife.



Janet Robins
Signature of Notary Public

LEGAL DESCRIPTIONS -- JIM VAN WERDEN & LAWRENCE VAN WERDEN

No. R2176277

An undivided one-half (1/2) interest in and to the following described real estate:
All that part of the Northwest Quarter (¼) of Section Twenty-one (21), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, lying North of the county road, **EXCEPT** that part of Parcel "D" located in the Southeast Quarter (¼) of the Northwest Quarter (¼) of said Section Twenty-one (21), as shown in Plat of Survey filed in Book 2016, Page 2108 on July 21, 2016, in the Office of the Recorder of Madison County, Iowa,

AND all that part of the West Half (½) of the Northeast Quarter (¼) of said Section Twenty-one (21), lying North of the county road, **EXCEPT** the following-described tracts, to-wit:

1. A tract of land located therein, containing 17.9425 acres, and more particularly described as follows, to-wit: Commencing at a point 643.1 feet South of the Northeast Corner of the Northwest Quarter (¼) of the Northeast Quarter (¼) of said Section Twenty-one (21), thence South along the East line of the West Half (½) of the Northeast Quarter (¼) of said Section 831.1 feet, thence South 85°15' West 135.3 feet, thence South 72°16' West 140.4 feet, thence South 79°11' West 139.1 feet, thence South 73°42' West 170 feet, thence South 59°48' West 194 feet, thence South 76°30' West 335.5 feet, thence South 75°30' West 233 feet, thence North 01°16' East 145.5 feet, thence North 60°42' East 109 feet, thence North 37°36' East 158.2 feet, thence North 00°39' West 116.7 feet, thence North 4°37' East 213 feet, thence North 28°30' East 166.8 feet, thence North 81°04' East 239.3 feet, thence North 83°41' East 362.9 feet, thence North 51°42' East 510.4 feet to the point of beginning.
2. That part of Parcel "D" located in the Southwest Quarter (¼) of the Northeast Quarter (¼) of said Section Twenty-one (21), as shown in Plat of Survey filed in Book 2016, Page 2108 on July 21, 2016, in the Office of the Recorder of Madison County, Iowa.

AND the West Half (½) of the Southwest Quarter (¼) of Section Sixteen (16), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa.