

BK: 2025 PG: 1773
Recorded: 7/11/2025 at 3:06:17.0 PM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$1,399.20
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

Preparer: Joseph W. Coppola III, 4201 Westown Pkwy, #250, W. Des Moines, IA 50266 (515) 283-1801 (336RC)

Return To: Jon Wiegert and JoAnn Wiegert, 1657 Upland Trail, Prole, IA 50229

Taxpayer Information: Jon Wiegert and JoAnn Wiegert, 1657 Upland Trail, Prole, IA 50229

WARRANTY DEED

For the consideration of One (\$1.00) Dollar and other valuable consideration, **Richard Dennis Dickinson, II, a single person**, does hereby Convey to **Jon Wiegert and JoAnn Wiegert, a married couple**, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate:

All that part of Parcel "E" located in the Northeast Fractional Quarter (¼) of the Northwest Quarter (¼) of Section Three (3), Township Seventy-six (76) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, as shown in Corrected Plat of Survey filed in Book 2018, Page 2989 on September 14, 2018, in the Office of the Recorder of Madison County, Iowa; AND a tract of land located in the Southeast Quarter (¼) of the Northwest Quarter (¼) of said Section Three (3), and more particularly described as follows, to-wit: Commencing at the Northeast corner of the Northeast Quarter (¼) of the Northwest Quarter (¼) of said Section Three (3), thence South 01 °18'37" East, along the East line of the East Half (½) of the Northwest Quarter (¼) of said Section Three (3), a distance of 2169.18 feet to the point of beginning; thence South 84°49'41" West a distance of 27.93 feet, thence North 03°44'13" West, along the Easterly line of Parcel "D" (as shown in Plat of Survey filed in Book 2012, Page 1204 on April 26, 2012, in the Office of the Recorder of Madison County, Iowa), to the North line of the Southeast Quarter (¼) of the Northwest Quarter (¼) of said Section Three (3), thence East along the North line of

the Southeast Quarter (1/4) of the Northwest Quarter (1/4) of said Section Three (3) to the Northeast corner of the Southeast Quarter (1/4) of the Northwest Quarter (1/4) of said Section Three (3), thence South 01 °18'37" East, along the East line of the Southeast Quarter (1/4) of the Northwest Quarter (1/4) of said Section Three (3) to the point of beginning; AND the West Half (1/2) of the Northeast Fractional Quarter (1/4) of said Section Three (3), INCLUDING all that part of Parcel "E" located therein, as shown in Corrected Plat of Survey filed in Book 2018, Page 2989 on September 14, 2018, in the Office of the Recorder of Madison County, Iowa, EXCEPT the following described tracts, to-wit:

1. The West 215 feet of the East 548 feet of the South 215 feet thereof;
2. The Southwest Quarter (1/4) of the Southwest Quarter (1/4) of the Northeast Quarter (1/4) of said Section Three (3);
3. Parcel "A" located in the Southwest Quarter (1/4) of the Northeast Fractional Quarter (1/4) of said Section Three (3), containing 14.94 acres, more or less, as shown in Plat of Survey filed in Book 2, Page 294 on February 18, 1992, in the Office of the Recorder of Madison County, Iowa;

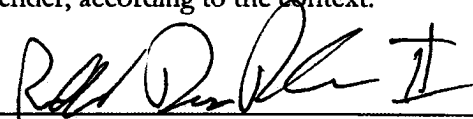
Subject to all covenants, restrictions and easements of record.

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 9th 2025


Richard Dennis Dickinson, II

STATE OF Iowa)
COUNTY OF Polk) ss:

This record was acknowledged before me on July 9, 2025, by
Richard Dennis Dickinson, II, a single person.

BETSY HAAS-REINECK
Notarial Seal - IOWA
Commission No. 165434
My Commission Expires June 26, 2028

