



Document 2025 1894

Book 2025 Page 1894 Type 03 001 Pages 3
Date 7/23/2025 Time 2:04:58PM
Rec Amt \$17.00 Aud Amt \$5.00 INDX
Rev Transfer Tax \$260.80 ANNO
Rev Stamp# 267 DOV# 261 SCAN
BRANDY MACUMBER, COUNTY RECORDER CHEK
MADISON COUNTY IOWA

\$163,500

**WARRANTY DEED
Recorder's Cover Sheet**

Preparer Information: Kyle Weber, 101 1/2 W Jefferson, Winterset, IA 50273, Tel:
5154623731

Taxpayer Information: William K. Wiedemeyer and Paula Wiedemeyer, 1020 23rd St, West
Des Moines, IA 50266

✍️ **Return Document To:** William K. Wiedemeyer, 1020 23rd St, West Des Moines, IA 50266

Grantors: Dennis Phillips and Peggy Phillips

Grantees: William K. Wiedemeyer and Paula Wiedemeyer

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, Dennis Phillips and Peggy Phillips, husband and wife, do hereby Convey to William K. Wiedemeyer and Paula Wiedemeyer, as a married couple as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Madison County, Iowa:

Parcel "A" located in the Fractional Southwest Quarter (¼) of Section Seven (7), Township Seventy-four (74) North, Range Twenty-six (26) West of the 5th PM, Madison County, Iowa, containing 10.00 acres, as shown in Plat of Survey filed in Book 2025, Page 1393 on June 4, 2025, in the Office of the Recorder of Madison County, Iowa.

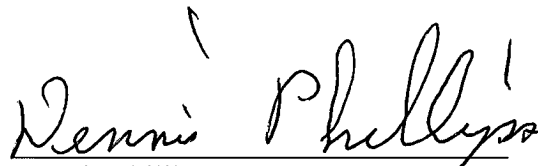


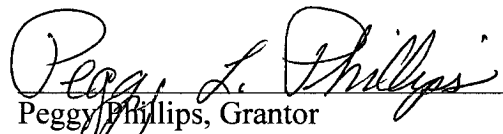
There is no known private burial site, well, solid waste disposal site, underground storage tank, hazardous waste, or private sewage disposal system on the property as described in Iowa Code Section 558.69, and therefore the transaction is exempt from the requirement to submit a groundwater hazard statement.

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.

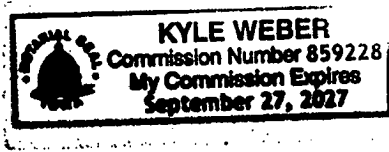
Dated: July 23, 2025.

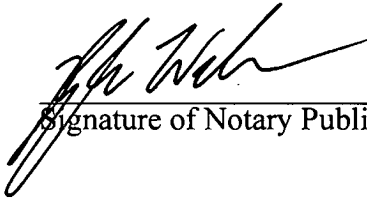

Dennis Phillips, Grantor


Peggy Phillips, Grantor

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on July 23, 2025 by Dennis Phillips and Peggy Phillips.





Signature of Notary Public