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Date 2/28/2025 Time 1:18:14PM

Rec Amt \$12.00 Aud Amt \$5.00

INDX

Rev Transfer Tax \$311.20

ANNO

Rev Stamp# 69 DOV# 74

SCAN

BRANDY MACUMBER, COUNTY RECORDER

CHEK

MADISON COUNTY IOWA

**\$195,000<sup>00</sup>**

**Return To:** Greg Wildin and Jolene Wildin, 1468 Shady Ct., Van Meter, IA 50261

**Taxpayer:** Greg Wildin and Jolene Wildin, 1468 Shady Ct., Van Meter, IA 50261

**Preparer:** Dawn Van Wyk Takekawa, 1610 SW Main Street, Ste. 207, Ankeny, IA 50023, Tel: (515) 964-2000



# **WARRANTY DEED** (CORPORATE/BUSINESS ENTITY GRANTOR)

For the consideration of One Dollar(s) and other valuable consideration, Buck Haven Estates, LLC, a limited liability company, organized and existing under the laws of Iowa, does hereby Convey to **Greg Wildin and Jolene Wildin, 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:

**Lot Four (4) in Buck Haven, a/k/a Buck Haven Estates and Buck Haven Estates Plat 1, located in Government Lots Three (3), Four (4), and Five (5) of Section Thirty (30), Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th PM, 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.

The grantor hereby covenants with grantees, and successors in interest, that it holds the real estate by title in fee simple; that it has 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 it covenants to Warrant and Defend the real estate against the lawful claims of all persons, except as may be above stated.

Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, according to the context.

Dated: 2-20-2025.

Buck Haven Estates, LLC, an Iowa limited liability company

By Holly Quirk  
Manager Holly Quirk, member

STATE OF IOWA, COUNTY OF POLK

This record was acknowledged before me on February 20, 2025,  
by Holly Quirk, as member, of Buck Haven Estates, LLC an Iowa limited liability Company.

Martha R. Brady  
Signature of Notary Public

