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Date 1/31/2008 Time 1:13 PM

Rec Amt \$17.00 Aud Amt \$5.00

Rev Transfer Tax \$30.40

Rev Stamp# 31 DOV# 31

LISA SMITH, COUNTY RECORDER  
MADISON IOWA

INDX ✓  
ANNO  
SCAN  
CHEK



**WARRANTY DEED**  
THE IOWA STATE BAR ASSOCIATION  
Official Form #101  
**Recorder's Cover Sheet**

**Preparer Information:** (Name, address and phone number)

Jerrold B. Oliver, PO BOX 230, Winterset, IA 50273, Phone: (515) 462-3731

\$19,350.00

**Taxpayer Information:** (Name and complete address)

Oscar Herschel Swanson II, 1621 320th St., Lorimor, IA 50149

✓ **Return Document To:** (Name and complete address)

Oscar Herschel Swanson II, 1621 320th St., Lorimor, IA 50149

**Grantors:**

Jack Wildin  
Janice Wildin

**Grantees:**

Oscar Herschel Swanson II

**Legal description:** See Page 2

**Document or instrument number of previously recorded documents:**



### WARRANTY DEED

For the consideration of \$19,350.00 Dollar(s) and other valuable consideration,  
Jack Wildin and Janice Wildin, Husband and Wife

do hereby Convey to  
Oscar Herschel Swanson II

the  
following described real estate in Madison County, Iowa:

See Exhibit "A" Attached

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: August 27, 2007

Jack E. Wildin  
Jack Wildin (Grantor)

Janice A. Wildin  
Janice Wildin (Grantor)

\_\_\_\_\_  
(Grantor)

\_\_\_\_\_  
(Grantor)

STATE OF IOWA, COUNTY OF MADISON

This instrument was acknowledged before me on August 27, 2007, by Jack Wildin  
and Janice Wildin



Kim Leonard  
Notary Public

EXHIBIT "A"

LEGAL DESCRIPTION:

Parcel "C" in the Northeast Quarter of the Northwest Quarter of Section 34, Township 77 North, Range 26 West of the 5<sup>th</sup> P.M., Madison County, Iowa more particularly described as follows:

Commencing at the Southeast Corner of the Northeast Quarter of the Northwest Quarter of Section 34, Township 77 North, Range 26 West of the 5<sup>th</sup> P.M., Madison County, Iowa. Thence South 84°19'49" West 660.00 feet along the South line of said Northeast Quarter of the Northwest Quarter to the Southwest Corner of existing Parcel "B" which is the Point of Beginning; thence continuing South 84°19'49" West 200.00 feet along the South line of said Northeast Quarter of the Northwest Quarter; thence North 00°35'47" East 656.73 feet; thence South 89°24'18" East 854.85 feet to a point on the East line of said Northeast Quarter of the Northwest Quarter; thence South 00°35'42" West 89.89 feet along said East line to the Northeast Corner of existing Parcel "B"; thence South 84°19'49" West 544.44 feet along the North line of existing Parcel "B"; thence South 13°54'12" West 499.01 feet to the Point of Beginning containing 5.467 Acres including 0.042 acres of County Road right-of-way.