

INDX ✓
ANNO ✓
SCAN
CHEK

LISA SMITH, COUNTY RECORDER
MADISON IOWA

(This space is for recording only)

This instrument prepared
under the supervision of:
P. DeSantis, Esquire
Law's Specialty Group, Inc.
235 West Brandon Blvd., #191
Brandon, Florida 33511
(866) 755-6300

Return to:
Lenders First Choice
1785 Voyager Street
Suite 100
Stam Valley, CA 93083
Tel 209 927 76

Mail Tax Statements to:
Kenneth P. Wilder
Lois D. Wilder
1898 105th Street
Earlham, IA 50072

After Recording Return To:
KENNETH & LOIS WILDER
1898 105th ST.
EARLHAM, IA 50072

APN #: 200030482012000

QUIT CLAIM DEED

[Tax Exempt under IA Ch. 428.A.2 (21)]
(The purpose of this deed is to add a spouse to title)

For the consideration of Zero Dollars (\$0.00), receipt of which is acknowledged, We, KENNETH P. WILDER, a married man joined by his spouse LOIS D. WILDER, **Grantors**, residing at 1898 105th Street, Earlham, IA 50072, and KENNETH P. WILDER and LOIS D. WILDER, husband and wife, **Grantees**; residing at 31898 105th Street, Earlham, IA 50072 all our interest in the following tract of real estate in Madison County, Iowa to wit:

THAT PART OF A PARCEL DESCRIBED AS: THE NORTH TEN (10) ACRES OF THE NORTHEAST QUARTER (1/4) OF THE SOUTHEAST QUARTER (1/4) OR SECTION FOUR (4), IN TOWNSHIP SEVENTY-SEVEN (77) NORTH, RANGE TWENTY-EIGHT (28) WEST OF THE 5TH P. M., MADISON COUNTY, IOWA, SUBJECT TO AN EASEMENT THIRTY (30) FEET IN WIDTH OFF FROM THE ENTIRE WEST SIDE THEREOF, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THAT PART OF THE NORTHEAST QUARTER (1/4) OF THE SOUTHEAST QUARTER (1/4) OF SECTION FOUR (4), IN TOWNSHIP SEVENTY-SEVEN (77) NORTH, RANGE TWENTY-EIGHT (28) WEST OF THE 5TH P. M., MADISON COUNTY, IOWA, DESCRIBED AS FOLLOW:

BEGINNING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER (1/4) OF SAID SECTION FOUR (4);

THENCE ON AN ASSUMED SEARING OF SOUTH 69 DEGREES 53 MINUTES 26 SECONDS WEST ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER (1/4) 398.71 FEET;

THENCE SOUTH 00 DEGREES 26 MINUTES 26 SECONDS. WEST 327.70 FEET; THENCE NORTH 89 DEGREES 53 MINUTES 56 SECONDS EAST 398.71 FEET,

THENCE NORTH 00 DEGREES 26 MINUTES 26 SECONDS EAST 327.76 FEET TO THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER (1/4) AND THE POINT OF BEGINNING, SAID TRACT CONTAINS 3.00 ACRES MORE OF LESS AND IS SUBJECT TO A MADISON COUNTY HIGHWAY EASEMENT OVER THE NORTHERLY 0.37 ACRES THEREOF ENE IS SUBJECT TO ANY ENCUMBRANCES OF RECORD.

THIS CONVEYANCE IS MADE SUBJECT TO ALL RESTRICTIONS, EASEMENTS, RIGHTS OF WAY, COVENANTS AND CONDITIONS CONTAINED IN THE DEEDS FORMING THE CHAIN OF TITLE TO THIS PROPERTY.

SOURCE OF TITLE IS BOOK 133, PAGE 671 (RECORDED 12/16/94)

Property Address: 1898 105th Street, Earlham, IA 50072

The legal description was obtained from a previously recorded instrument.

*(The remainder of this page has been intentionally left blank.
Signature page to follow.)*

In witness of the above, I have set my hand this 5th day of September, 2007.
GRANTORS:

Kenneth P. Wilder
KENNETH P. WILDER

Lois D. Wilder
LOIS D. WILDER

STATE OF IOWA

County of Madison

Personally appeared before me, the undersigned authority, a Notary Public, in and for said State and County, the within named bargainer, KENNETH P. WILDER and LOIS D. WILDER, with whom I am personally acquainted, (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument as their free act and deed for the purposes therein contained.

5th Witness my hand and official seal at office in the State and County aforesaid on this the 5th day of September, 2007.

Donna M. Volz
Notary Public My Commission Expires:

Donna M. Volz
Printed Name



The preparer has not had any contact with the Grantor(s) nor Grantee(s) herein No title search was performed on the subject property by the preparer. The preparer of this deed makes no representation as to: the status of the title; property use; any zoning regulations concerning described property herein conveyed; or any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents. no boundary survey was made at the time of this conveyance.