

REC \$ 5.00
AUD \$ 5.00
R.M.F. \$ 1.00

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Preparer Information Clint Hight, 164 Public Square, Box 32, Greenfield, Iowa 50849, (515) 743-6197
Individual's Name Street Address City

MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA
SPACE ABOVE THIS LINE
FOR RECORDER



WARRANTY DEED - JOINT TENANCY

For the consideration of One (\$1.00) Dollar(s) and other valuable consideration,
Vincent C. Wildin and Katherine K. Wildin, husband and wife,

do hereby Convey to
Alan A. Wildin and Penny G. Wildin, husband and wife,

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 Northwest Quarter of the Southeast Quarter (NW1/4SE1/4) of Section Two (2), Township Seventy-four (74) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, more particularly described as follows: Commencing at the Center of Section 2-74-28; thence N 89 34'00" E, 66.37 feet along the North line of the NW1/4SE1/4 of said Section 2 to a point on the East R.O.W. line of U.S. Highway 169; thence S 7 20'27" E, 20.15 feet along said R.O.W. line to the Point of Beginning; thence S 7 20'27" E, 253.50 feet along said R.O.W. line; thence S 2 25'36" E, 472.00 feet along said R.O.W. Line; thence N 87 34'24" E, 232.39 feet; thence N 2 25'36" W, 397.29 feet; thence N 35 44'05" W, 389.94 feet; thence S 89 34'00" W, 40.00 feet to the Point of Beginning. Said parcel contains 3.120 acres

Sellers grant to buyers an easement over the existing drive located at the North end of Parcel A to allow access to and from U.S. Highway 169. Buyers shall be responsible for erection and maintenance of all boundary fences.

NO DECLARATION OF VALUE, GROUNDWATER HAZARD STATEMENT OR TRANSFER STAMPS NECESSARY: CONSIDERATION LESS THAN \$500.00.

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.

STATE OF IOWA Dated: May 21, 1999

ADAIR COUNTY, SS:
On this 21st day of May, 1999, before me, the undersigned, a Notary Public in and for said State, personally appeared Vincent C. Wildin and Katherine K. Wildin

Vincent C Wildin
Vincent C. Wildin (Grantor)
Katherine K. Wildin
Katherine K. Wildin (Grantor)

to be the identical persons named in the foregoing instrument and acknowledged that they executed the same as their voluntary act and deed.
Clint Hight
Notary Public
(This form of acknowledgment for individual grantor(s) only)

(Grantor)
(Grantor)
(Grantor)

44-28-4