

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

FILED NO. 1898
BOOK 135 PAGE 515

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MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA

This instrument prepared by Jerrold B. Oliver, P.O. Box 230, Winterset, Iowa 50273;
telephone (515) 462-3731.

SPACE ABOVE THIS LINE
FOR RECORDER



WARRANTY DEED

For the consideration of ONE AND NO/100----- (\$1.00)
Dollar(s) and other valuable consideration,
EDWARD I. WILDIN and ALMA B. WILDIN, Husband and Wife,

do hereby Convey to
JACK E. WILDIN

the following described real estate in Madison County, Iowa:

The Northwest Quarter (NW 1/4) of Section Thirty-three (33),
Township Seventy-seven (77) North, Range Twenty-six (26) West of
the 5th P.M., except the South Half (S 1/2) of the Southwest
Quarter (SW 1/4) of said Northwest Quarter (NW 1/4),

AND

The West Half (W 1/2) of the Northeast Quarter (NE 1/4) of Section
Thirty-three (33), Township Seventy-seven (77) North, Range
Twenty-six (26) West of the 5th P.M.

The consideration for this deed is less than \$500.00; therefore, no
declaration of value or groundwater hazard statement is required.

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: Jan 5, 1996

MADISON COUNTY, ss:

On this 5 day of Jan,
19 96, before me, the undersigned, a Notary
Public in and for said State, personally appeared
Edward I. Wildin and
Alma B. Wildin

Edward I. Wildin
Edward I. Wildin (Grantor)

Alma B. Wildin
Alma B. Wildin (Grantor)

to me known to be the identical persons named in
and who executed the foregoing instrument and
acknowledged that they executed the same as their
voluntary act and deed.

o
(Grantor)

Jerrold B. Oliver
Notary Public

(Grantor)

(This form of acknowledgment for individual grantor(s) only)



JERROLD B. OLIVER
MY COMMISSION EXPIRES
August 28, 1997

DEED RECORD 135

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