

THE IOWA STATE BAR ASSOCIATION  
Official Form No. 101 - May 2008

Jerrold B. Oliver

FOR THE LEGAL EFFECT OF THE USE OF  
THIS FORM, CONSULT YOUR LAWYER

Return To: Claudia Royal, 3309 S Grace Ave., Sioux Falls, SD 57103

Preparer: Jerrold B. Oliver, P.O. Box 230, Winterset, IA 50273, (515) 462-3731

Taxpayer: Claudia Royal, 3309 S Grace Ave., Sioux Falls, SD 57103



### WARRANTY DEED

For the consideration of \$4500.00 Dollar(s) and other valuable consideration,  
Vincent C. Wildin and Katherine K. Wildin, Husband and Wife

do hereby

Convey to Claudia M. Royal

the

following described real estate in Madison County, Iowa:  
Parcel "B" located in the Southeast Quarter (1/4) of the Southwest Quarter (1/4) of said Section One (1),  
containing 1.034 acres, as shown in Plat of Survey filed in Book 2009, Page 606 on March 3, 2009, in  
the Office of the Recorder of Madison County, Iowa

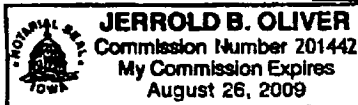
Grantors do Hereby Covenant with grantees, and successors in interest, that grantors hold the real  
estate by title in fee simple; that they have good and lawful authority to sell and Convey the real estate; that the  
real estate is free and clear of all liens and encumbrances except as may be above 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: 4-9-09

Vincent C. Wildin  
Vincent C. Wildin (Grantor)

Katherine K. Wildin  
Katherine K. Wildin (Grantor)

STATE OF IOWA COUNTY OF MADISON  
This instrument was acknowledged before me on April 9, 2009 by Vincent C. Wildin and Katherine K. Wildin

**JERROLD B. OLIVER**  
Commission Number 201442  
My Commission Expires  
August 26, 2009

Jerrold B. Oliver  
Notary Public

CR  
T74A28