



Document 2012 629

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Date 3/02/2012 Time 1:59 PM

Rec Amt \$12.00 Aud Amt \$10.00

Rev Transfer Tax \$1,207.20

Rev Stamp# 53 DOV# 54

INDX ✓

ANNO

SCAN

LISA SMITH, COUNTY RECORDER

CHEK

MADISON COUNTY IOWA

THE IOWA STATE BAR ASSOCIATION  
Official Form No. 101 - May 2006

Jerrold B. Oliver

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

Return To: Wildflower Estate, LC, PO BOX 110 Martensdale, IA 50160

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

Taxpayer: Wildflower Estates, LC, PO BOX 110 Martensdale, IA 50160



### WARRANTY DEED

For the consideration of \$755,000.00 Dollar(s) and other valuable consideration,  
Gary W. Purdy and Janette M. Purdy, Husband and Wife

do hereby  
Convey to Wildflower Estates, LC

the  
following described real estate in Madison County, Iowa:  
See Legal Description 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: 2-27-2012

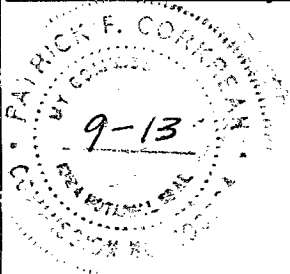
Gary W. Purdy (Grantor)

Janette M. Purdy (Grantor)

STATE OF IOWA, COUNTY OF Madison

This instrument was acknowledged before me on 2-27-12, by Gary W. Purdy and Janette M. Purdy

, Notary Public



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

The Southwest Fractional Quarter ( $\frac{1}{4}$ ) of the Southwest Fractional Quarter ( $\frac{1}{4}$ ), **AND** the Northwest Fractional Quarter ( $\frac{1}{4}$ ) of the Southwest Fractional Quarter ( $\frac{1}{4}$ ) of Section Thirty (30), Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa; **EXCEPT** Parcel "A" located in the Northwest Fractional Quarter ( $\frac{1}{4}$ ) of the Southwest Quarter ( $\frac{1}{4}$ ) of said Section Thirty (30), containing 3.624 acres, as shown in Plat of Survey filed in Book 3, Page 143 on October 14, 1997, in the Office of the Recorder of Madison County, Iowa; **AND EXCEPT** that part of Parcel "C" located in the Southwest Fractional Quarter ( $\frac{1}{4}$ ) of the Southwest Quarter ( $\frac{1}{4}$ ) of said Section Thirty (30), containing 2.94 acres, as shown in Plat of Survey filed in Book 2003, Page 3779 on June 27, 2003, in the Office of the Recorder of Madison County, Iowa;

**AND**

The North Fractional Half ( $\frac{1}{2}$ ) of the Northwest Fractional Quarter ( $\frac{1}{4}$ ) of Section Thirty-one (31), Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa; **EXCEPT** Parcel "A" located therein, as shown in Plat of Survey filed in Book 3, Page 144 on October 14, 1997, in the Office of the Recorder of Madison County, Iowa; **AND EXCEPT** that part of Parcel "C" located in the Northwest Fractional Quarter ( $\frac{1}{4}$ ) of the Northwest Quarter ( $\frac{1}{4}$ ) of said Section Thirty-one (31), as shown in Plat of Survey filed in Book 2003, Page 3779 on June 27, 2003, in the Office of the Recorder of Madison County, Iowa,