



Document 2013 3740

Type 03 001 Pages 2

BK: 2013 PG: 3740

Recorded: 12/17/2013 at 8:12:14.0 AM

Fee Amount: \$22.00

Revenue Tax: \$0.00

LISA SMITH RECORDER

Madison County, Iowa

INDX ✓
ANNO
SCAN
CHEK

WARRANTY DEED JOINT TENANCY

THE IOWA STATE BAR ASSOCIATION

Official Form No. 103

Recorder's Cover Sheet

Preparer Information: (name, address and phone number)

James E. Van Werden, 1009 Main Street, Adel, IA 50003, Phone: (515) 993-4545

Taxpayer Information: (name and complete address)

Jack E. Wildin and Janice A. Wildin, 3027 155th Street, Van Meter, IA 50261

Return Document To: (name and complete address)

James E. Van Werden, 1009 Main Street, Adel, IA 50003, Phone: (515) 993-4545

Grantors:

Jack E. Wildin and Janice A. Wildin

Grantees:

Jack E. Wildin and Janice A. Wildin

Legal Description: See Page 2

Document or instrument number of previously recorded documents:

WARRANTY DEED - JOINT TENANCY

For the consideration of One Dollar and other valuable consideration, Jack E. Wildin and Janice A. Wildin, husband and wife, do hereby Convey to Jack E. Wildin and Janice A. 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:

The North Half (N 1/2) of the Northwest Quarter (NW 1/4) of Section Thirty-four (34), all in Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa EXCEPT Parcel "B" in the Northeast Quarter (NE 1/4) of the Northwest Quarter (NW 1/4) of Section Thirty-four (34), Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa AND EXCEPT Parcel "C" in the Northeast Quarter of the Northwest Quarter of Section 34, Township 77 North, Range 26 West of the 5th P.M., Madison County, Iowa;

ALSO CONVEYING

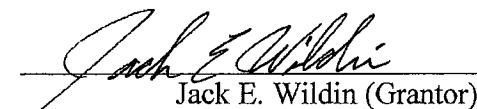
The North Half (N 1/2) of Section Thirty-three (33) in Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa EXCEPT Parcel "A" in the Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4) of Section 33, Township 77 North, Range 26 West of the 5th P.M., Madison County, Iowa.

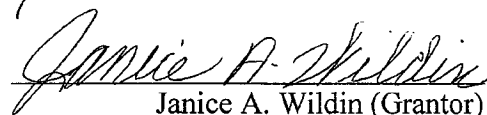
This deed is exempt according to Iowa Code 428A.2(11).

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.

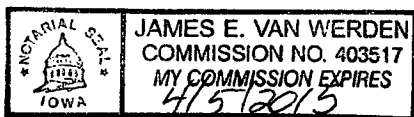
Dated: December 16, 2013.

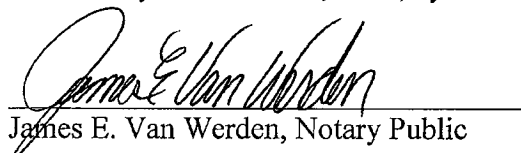

Jack E. Wildin (Grantor)


Janice A. Wildin (Grantor)

STATE OF IOWA, COUNTY OF DALLAS

This record was acknowledged before me this 16th day of December, 2013, by Jack E. Wildin and Janice A. Wildin.




James E. Van Werden, Notary Public