



Document 2014 730

Book 2014 Page 730 Type 03 001 Pages 2
Date 4/01/2014 Time 1:53 PM
Rec Amt \$12.00 Aud Amt \$5.00
Rev Transfer Tax \$39.20
Rev Stamp# 94

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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA



WARRANTY DEED
(Several Grantors)

THE IOWA STATE BAR ASSOCIATION
Official Form No. 102

Recorder's Cover Sheet

Imp0155

\$25,000

Preparer Information: (Name, address and phone number)

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

Taxpayer Information: (Name and complete address)

Joshua John Allen and LaRee Allen, 1684 Fieldstone Avenue, Earlham, IA 50072

2/12

Return Document To: (Name and complete address)

Joshua John Allen and LaRee Allen, 1684 Fieldstone Avenue, Earlham, IA 50072

Grantors:

Mary L. Wildin
Jay Wildin
Lela Mae Brown
Donald D. Brown

Grantees:

Joshua John Allen
LaRee Allen

Legal description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED (Several Grantors)

For the consideration of \$25,000.00 Dollar(s)
and other valuable consideration, Mary L. Wildin and Jay Wildin, Wife and Husband; Lela Mae Brown, Single; and Donald D. Brown, Single
do hereby Convey to
Joshua John Allen and LaRee Allen, as Joint Tenants with Full Rights of Survivorship and Not as
Tenants in Common

the following described real estate in Madison
County, Iowa:

An undivided one-half interest in and to:
Parcel "A" in the Southeast Quarter of the Southeast Quarter of Section 1, Township 76 North, Range 29 West of the 5th P.M., Madison County, Iowa, more particularly described as follows:
Beginning at the Northwest Corner of the Southeast Quarter of the Southeast Quarter of Section 1, Township 76 North, Range 29 West of the 5th P.M., Madison County, Iowa, thence North 89°47'05" East 302.29 feet; along the North line of said Southeast Quarter of the Southeast Quarter; thence South 00°48'13" East 432.29 feet; thence South 89°47'06" West 302.30 feet to a point on the West line of said Southeast Quarter of the Southeast Quarter; thence North 00°48'06" West 432.29 feet to the Point of Beginning containing 3.00 acres including 0.397 acres of County Road right-of-way.

MCA

This Warranty Deed is given in satisfaction of a Real Estate Contract recorded July 25, 2007, in Book 2007, Page 2908 in the Office of the Madison County Recorder.

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: March 27, 2014

<u>Mary L. Wildin</u>	_____	_____
Mary L. Wildin	(Grantor)	(Grantor)
<u>Jay Wildin</u>	_____	_____
Jay Wildin	(Grantor)	(Grantor)
<u>Lela Mae Brown</u>	_____	_____
Lela-Mae Brown	(Grantor)	(Grantor)
<u>Donald D. Brown</u>	_____	_____
Donald D. Brown	(Grantor)	(Grantor)

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me this 27 day of March, 2014
by Mary L. Wildin, Jay Wildin, Lela Mae Brown and Donald D. Brown

JERROLD B. OLIVER
Commission Number 201442
My Commission Expires
August 26, 2015

Jerrold B. Oliver
Notary Public in and for the State of Iowa