



Document 2016 3095

Book 2016 Page 3095 Type 03 001 Pages 3
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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

WARRANTY DEED
Recorder's Cover Sheet P163683

Preparer Information: (name, address and phone number)

D. Mark Marcouiller, 4201 Westown Pkwy, Suite 250, West Des Moines, IA 50266, Phone:
(515) 283-1801 (DMM4282)

Taxpayer Information: (name and complete address)

Vision Wildwood, LLC, 3101 Ingersoll Avenue, Suite 103, Des Moines, IA 50312

✓ **Return Document To:** (name and complete address)

Vision Wildwood, LLC, 3101 Ingersoll Avenue, Suite 103, Des Moines, IA 50312

Grantors:

James S. Anderson, Theresa M. Anderson, Joshua J. Anderson and Amy B. Anderson

Grantees:

Vision Wildwood, LLC

Legal Description: See Page 2

WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, James S. Anderson, Theresa M. Anderson, husband and wife, and Joshua J. Anderson and Amy B. Anderson, husband and wife, do hereby Convey to Vision Wildwood, LLC the following described real estate in Madison County, Iowa:

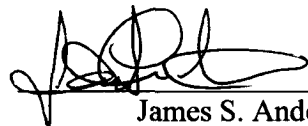
The West ½ of the Southwest ¼ of Section 16 Township 75 North, Range 26 West of the 5th P.M., except Parcel "A" as shown in Plat of Survey filed in Book 2, Page 432 on December 22, 1993, in the Office of the Recorder of Madison County, Iowa, and except Parcel "C" as shown in Plat of Survey filed in Book 2, Page 739 on December 19, 1996, and except a parcel of land described as beginning at the West Quarter Corner of Section 16, Township 75 North, Range 26 West of the 5th P.M., Madison County, Iowa; Thence North 85°38'02" East 209.01 feet along the North line of the Southwest ¼ of said Section 16; thence South 1°33'02" West 195.97 feet; thence South 47°18'41" East 361.06 feet; thence South 37°33'47" East 338.01 feet; thence South 62°59'58" East 195.61 feet; thence South 13°37'35" East 499.03 feet; thence South 42°36'38" East 514.64 feet; thence South 2°46'57" East 54.92 feet; thence South 54°31'27" West 483.81 feet; thence North 29°16'28" West 731.80 feet; thence North 83°15'17" West 402.34 feet; thence North 0°08'02" East 269.43 feet; thence North 77°56'53" West 170.50 feet to the West line of the Southwest ¼ of said Section 16; thence North 0°00'00" 990.25 feet to the Point of Beginning, containing 24.3399 acres including 0.1454 acres of county road right-of-way.

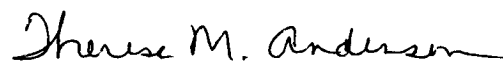
For Revenue Stamps see Warranty Deed filed on the 18 day of ~~September~~ ^{October}, 2016, in Book 2016 at Page 3094.

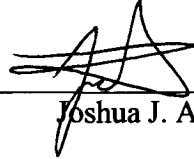
Grantors do Hereby Covenant with Grantee, and successors in interest, that Grantors hold the real estate by title in fee simple; that they have good and lawful authority to sell and Convey the real estate; that the real estate is free and clear of all liens and encumbrances except as may be above stated;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

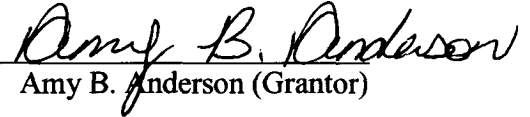
Dated this 16 day of September, 2016.


James S. Anderson (Grantor)


Theresa M. Anderson (Grantor)



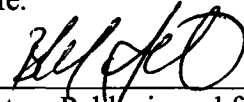
Joshua J. Anderson (Grantor)



Amy B. Anderson (Grantor)

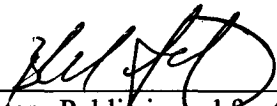
STATE OF IOWA, COUNTY OF POLK

This Deed was acknowledged before me on the 16 day of September, 2016, James S. Anderson and Theresa M. Anderson, husband and wife.


Notary Public in and for the State of Iowa

STATE OF IOWA, COUNTY OF POLK

This Deed was acknowledged before me on the 16 day of September, 2016, by Joshua J. Anderson and Amy B. Anderson, husband and wife.


Notary Public in and for the State of Iowa