



Document 2016 4063

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Date 12/30/2016 Time 10:45:47AM

Rec Amt \$17.00 Aud Amt \$5.00

Rev Transfer Tax \$248.80

Rev Stamp# 538 DOV# 539

LISA SMITH, COUNTY RECORDER

MADISON COUNTY IOWA

INDX

ANNO

SCAN

CHEK



\$ 156,000

**WARRANTY DEED**

(CORPORATE/BUSINESS ENTITY GRANTOR)

THE IOWA STATE BAR ASSOCIATION

Official Form No. 335

Recorder's Cover Sheet

**Preparer Information:** (Name, address and phone number)

Christopher J. Langpaul, Hubbard Law Firm, P.C., 10605 Justin Dr., Urbandale, IA 50322, (515) 222-1700

**Taxpayer Information:** (Name and complete address)

Rodney D. Amos and Brenda L. Amos, 6041 Lookout Dr., Johnston, IA 50131

**Return Document To:** (Name and complete address)

Christopher J. Langpaul, Hubbard Law Firm, P.C., 10605 Justin Dr., Urbandale, IA 50322

**Grantors:**

Wildwood Hills, Inc.

**Grantees:**

Rodney D. Amos and Brenda L. Amos

**Legal description:**

**Document or instrument number of previously recorded documents:**



WARRANTY DEED
(CORPORATE/BUSINESS ENTITY GRANTOR)

For the consideration of ONE Dollar(s) and other valuable consideration, Wildwood Hills, Inc., a(n) non-profit corporation organized and existing under the laws of Iowa does hereby Convey to Rodney D. Amos and Brenda L. Amos, a married couple, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in MADISON County, Iowa:

See attached Addendum "1" for legal description

The grantor hereby covenants with grantees, and successors in interest, that it holds the real estate by title in fee simple; that it has 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 it covenants to Warrant and Defend the real estate against the lawful claims of all persons, except as may be above stated.

Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, according to the context.

Dated on 12.22.16

Wildwood Hills, Inc., a(n) non-profit corporation

By Tony Thelen, President

By

STATE OF Iowa, COUNTY OF Polk
This record was acknowledged before me on 12.22.2016, by Tony Thelen

as President of Wildwood Hills, Inc.



Signature of Notary Public

**Addendum "1"**

**Legal Description**

**Parcel "B", being the South Half (1/2) of the Southeast Quarter (1/4) of the Southwest Quarter (1/4) of Section Twenty (20), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5<sup>th</sup> P.M., Madison County, Iowa, containing 19.80 acres, as shown in Plat of Survey filed in Book 2015, Page 965 on April 16, 2015 in the Office of the Recorder of Madison County, Iowa.**