



Document 2019 842

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Rec Amt \$12.00 Aud Amt \$10.00

Rev Transfer Tax \$522.40

Rev Stamp# 80 DOV# 80

LISA SMITH, COUNTY RECORDER

MADISON COUNTY IOWA

INDX

ANNO

SCAN

CHEK

2190223 & 2190224

Return To Preparer: Lisa R. Wilson, Wilson & Egge, P.C., 475 S.E. Alice's Rd., Ste. A, Waukee, IA 50263, (515) 369-2502
Address Tax Statement: Wildwood Hills, Inc., 2552 Union Lane, St. Charles, IA 50240

\$327,000

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: In consideration of the sum of ONE Dollar and other good and valuable consideration, the receipt of which is hereby acknowledged, VISION WILDWOOD, LLC., an Iowa limited liability company, hereby Conveys unto WILDWOOD HILLS, INC., an Iowa corporation, the following described real estate, situated in Madison County, Iowa:

SEE ATTACHED EXHIBIT "A"

SUBJECT TO ALL COVENANTS, RESTRICTIONS AND EASEMENTS OF RECORD.

Grantors do hereby covenant with grantees, and their successors in interest, that said grantors hold fee title to the real estate: that they have good and lawful authority to sell and convey the same; that said premises are free and clear of all liens and encumbrances whatsoever except as may be above stated; and they covenant to warrant and defend said real estate against the lawful claims of all persons, except as may be above stated.

Each of the undersigned relinquishes all rights of dower, homestead and distributive share in and to such 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 3/5/19, 2019.

VISION WILDWOOD, LLC
[Signature]
By: Douglas A. Siedenburg
Its: Managing Member

STATE OF IOWA)
) SS:
COUNTY OF POCK)

This instrument was acknowledged before me on this 5th day of MARCH, A.D. 2019, by DOUGLAS A. SIEDENBURG MANAGING MEMBER of Vision Wildwood, LLC.

[Signature]
Notary Public in and for Said State
My commission expires 11/04/2021



EXHIBIT "A"

The West 38 acres of the Northwest Quarter (1/4) of the Northwest Quarter (1/4) and all that part of the Southwest Quarter (1/4) of the Northwest Quarter (1/4) lying North of the center of the public highway known as G50, in Section Twenty-one (21), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, excepting therefrom the West 228 feet of the East 294 feet of the Northwest Quarter (1/4) of the Northwest Quarter (1/4); and except beginning at the Northeast corner of the Southwest Quarter (1/4) of the Northwest Quarter (1/4) thence south 388.50 feet, thence South 89°20' West along the tangent and centerline of the public highway 294 feet, thence North 376 feet to the North line of the said Southwest Quarter (1/4) of the Northwest Quarter (1/4) thence North 376 feet to the North line of the said Southwest Quarter (1/4) of the Northwest Quarter (1/4), thence Easterly along the said North line to the point of the beginning.

AND

The West 1/2 of the Southwest 1/4 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 1/4 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 1/4 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.