



Document 2019 1376

Book 2019 Page 1376 Type 03 001 Pages 2

Date 5/15/2019 Time 2:11:48PM

Rec Amt \$12.00 Aud Amt \$10.00

Rev Transfer Tax \$1,301.60

Rev Stamp# 145 DOV# 151

INDX

ANNO

SCAN

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK



\$813,750

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)

Jane E. Rosien, 114 E. Jefferson Street, P.O. Box 67, Winterset, IA 50273-0067; Phone: (515) 462-4912

Taxpayer Information: (Name and complete address)

Maurice M. Hart, 411 Laurel, Suite 3170, Des Moines, IA 50314

Return Document To: (Name and complete address)

Jane E. Rosien, 114 E. Jefferson Street, P.O. Box 67, Winterset, IA 50273-0067

Grantors:

Wildflower Estates, LC
P.O. Box 110
Martensdale, IA 50160

Grantees:

Maurice M. Hart

Legal description:

Document or instrument number of previously recorded documents:

N/A



WARRANTY DEED
(CORPORATE/BUSINESS ENTITY GRANTOR)

For the consideration of Eight Hundred Thirteen Thousand Seven Hundred Fifty-- Dollar(s) and other valuable consideration, Wildflower Estates, LC, a(n) Corporation organized and existing under the laws of Iowa does hereby Convey to Maurice M. Hart,

the following described real estate in MADISON County, Iowa:

The Southwest Fractional Quarter (1/4) of the Southwest Fractional Quarter (1/4), AND the Northwest Fractional Quarter (1/4) of the Southwest Fractional Quarter (1/4) of Section Thirty (30), Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa; EXCEPT Parcel "A" located in the Northwest Fractional Quarter (1/4) of the Southwest Fractional Quarter (1/4) of said Section Thirty (30), containing 3.624 acres, as shown in Plat of Survey filed in Book 3, Page 143 on October 14, 1997, in the Office of the Recorder of Madison County, Iowa; AND EXCEPT that part of Parcel "C" located in the Southwest Fractional Quarter (1/4) of the Southwest Quarter (1/4) of said Section Thirty (30), containing 2.94 acres, as shown in Plat of Survey filed in Book 2003, Page 3779 on June 27, 2003, in the Office of the Recorder of Madison County, Iowa; AND The North Fractional Half (1/2) of the Northwest Fractional Quarter (1/4) of Section Thirty-one (31), Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa; EXCEPT Parcel "A" located therein, as shown in Plat of Survey filed in Book 3, Page 144 on October 14, 1997, in the Office of the Recorder of Madison County, Iowa; AND EXCEPT that part of Parcel "C" located in the Northwest Fractional Quarter (1/4) of the Northwest Quarter (1/4) of said Section Thirty-one (31), as shown in Plat of Survey filed in Book 2003, Page 3779 on June 27, 2003, in the Office of the Recorder of Madison County, Iowa.

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 May 9, 2019.

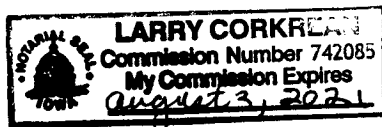
Wildflower Estates, LC, a(n) Iowa Corporation

By Craig A. Stark, Member and President

By Judy D. Stark, Member and Secretary

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on May 9, 2019, by Craig A. Stark and Judy D. Stark as Member and President; and Member and Secretary; respectively, of Wildflower Estates, LC.



Signature of Notary Public