



Document 2021 3067

Book 2021 Page 3067 Type 03 001 Pages 3

Date 7/22/2021 Time 3:27:47PM

Rec Amt \$17.00 Aud Amt \$10.00

Rev Transfer Tax \$848.80

Rev Stamp# 359 DOV# 354

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

INDX

ANNO

SCAN

CHEK

\$530,750.⁰⁰

**WARRANTY DEED
Recorder's Cover Sheet**

Preparer Information: Todd G Nielsen, 211 N Maple Street, Creston, IA 50801, Phone: (641) 782-7007

Taxpayer Information: Vincent C. Wildin Revocable Trust, 2791 Hwy 169, Winterset, IA 50273 and Katherine K. Wildin Revocable Trust, 2791 Hwy 169, Winterset, IA 50273

Return Document To: Todd G Nielsen, 211 N Maple Street, Creston, IA 50801

Grantors: Dan Rosener and Jessica Rosener

Grantees: Vincent C. Wildin as trustee of Vincent C. Wildin Revocable Trust and Katherine K. Wildin as trustee of Katherine K. Wildin Revocable Trust

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, DAN ROSENER and JESSICA ROSENER, husband and wife, do hereby Convey to Vincent C. Wildin, Trustee of VINCENT C. WILDIN REVOCABLE TRUST and Katherine K. Wildin, Trustee of KATHERINE K. WILDIN REVOCABLE TRUST, the following described real estate in Madison County, Iowa:

The Southwest Quarter (¼) of the Southwest Quarter (¼) of Section One (1), except the following described tract of land used for school: Commencing at the Southeast corner of said last described 40-acre tract, running thence West 7 rods, thence North 15 rods, thence East 7 rods, thence South 15 rods to the place of beginning, reserving a strip of land 20 feet wide off the South end thereof for a public highway or road; **AND** the Southeast Quarter (¼) of the Southeast Quarter (¼) of Section Two (2); **AND** Parcel "C" located in the Southwest Quarter (¼) of the Southeast Quarter (¼) of Section Two (2), containing 26.56 acres, as shown in Plat of Survey filed in Book 2011, Page 417 on February 7, 2011, in the Office of the Recorder of Madison County, Iowa, and shown corrected by Affidavit filed in Book 2021, Page 3008; ALL in Township Seventy-four (74) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa.

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: 7/22/2021

Dan Rosener

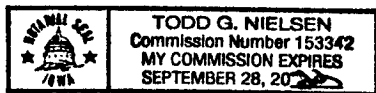
Dan Rosener, Grantor

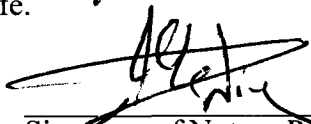
Jessica Rosener

Jessica Rosener, Grantor

STATE OF IOWA, COUNTY OF UNION

This record was acknowledged before me on 7/22/2021 by
Dan Rosener and Jessica Rosener, husband and wife.





Signature of Notary Public