



Document 2025 1990

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INDX
ANNO
SCAN

BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

\$5,000

WARRANTY DEED
Recorder's Cover Sheet

Preparer Information: Mark L. Smith, 101 1/2 W. Jefferson, Winterset, IA 50273, Tel: 515-462-3731

Taxpayer Information: Dennis R. Guttenfelder, 330 N. Third St., Patterson, IA 50218

Return Document To: Dennis R. Guttenfelder, 330 N. Third St., Patterson, IA 50218

Grantors: Rollie Robbins III and Angela Robbins

Grantees: Dennis R. Guttenfelder

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of Five Thousand Dollar(s) and other valuable consideration, Rollie Robbins III and Angela Robbins, Husband and Wife, do hereby Convey to Dennis R. Guttenfelder, the following described real estate in Madison County, Iowa:

See attached legal.


There is no known private burial site, well, solid waste disposal site, underground storage tank, hazardous waste, or private sewage disposal system on the property as described in Iowa Code Section 558.69, and therefore the transaction is exempt from the requirement to submit a groundwater hazard statement.

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.

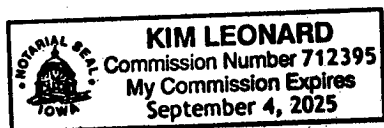
Dated: 7-30-25


Rollie Robbins III, Grantor


Angela Robbins, Grantor

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on July 30, 2025 by
Rollie Robbins III and Angela Robbins.




Signature of Notary Public

EXHIBIT "A" Showing 3 Tracts of property to be combined into 1 Parcel of Land

TRACT 1

Part of the Northeast $\frac{1}{4}$ (NE $\frac{1}{4}$) of the Southwest $\frac{1}{4}$ (SW $\frac{1}{4}$) of Section 29, Township 76 North, Range 26 West of the 5th P.M. Town of Patterson, Madison County, Iowa, described as follows: Commencing at the Northwest corner of the NE $\frac{1}{4}$ SW $\frac{1}{4}$ in said Section 29; thence S 00°01'32" E, along the West line thereof, a distance of 618.90' to the Point of Beginning; thence N 89°55'52" E a distance of 251.05' to the current Westerly right of way line of 3rd Street; thence S 11°28'42" E, along said Westerly line, a distance of 29.09'; thence S 00°01'32" W, along the East line of the Property conveyed in Book 2010 at Page 10 in the Office of the Madison County Recorder, a distance of 21.48'; thence S 89°55'52" W, along the North line of said Property, a distance of 126.30'; thence S 00°01'32" W, along the West line of said Property, a distance of 163.48'; thence S 89°55'52" W, along the South line of the Property conveyed in Book 2025 at Page 319 in the Office of the Madison County Recorder, a distance of 130.45' to the West line of said NE $\frac{1}{4}$ SW $\frac{1}{4}$; thence N 00°01'32" W, along said West line, a distance of 203.48' to the Point of Beginning. Containing 34097 square feet or 0.78 acres.

TRACT 2

Part of the Northeast $\frac{1}{4}$ (NE $\frac{1}{4}$) of the Southwest $\frac{1}{4}$ (SW $\frac{1}{4}$) of Section 29, Township 76 North, Range 26 West of the 5th P.M. Town of Patterson, Madison County, Iowa, described as follows: Commencing at the Northwest corner of the NE $\frac{1}{4}$ SW $\frac{1}{4}$ in said Section 29; thence S 00°01'32" E, along the West line thereof, a distance of 822.38' to the Point of Beginning; thence N 89°55'52" E, along the South line of the Property conveyed in Book 2025 at Page 319 in the Office of the Madison County Recorder, a distance of 220.11'; thence S 84°59'52" W, along the Northerly line of Burdess Subdivision, an Official Plat, a distance of 220.95' to the West line of said NE $\frac{1}{4}$ SW $\frac{1}{4}$; thence N 00°01'32" W, along said West line, a distance of 19.00' to the Point of Beginning. Containing 2091 square feet or 0.05 acres.

TRACT 3

Part of the Northeast $\frac{1}{4}$ (NE $\frac{1}{4}$) of the Southwest $\frac{1}{4}$ (SW $\frac{1}{4}$) of Section 29, Township 76 North, Range 26 West of the 5th P.M. Town of Patterson, Madison County, Iowa, described as follows: Commencing at the Northwest corner of the NE $\frac{1}{4}$ SW $\frac{1}{4}$ in said Section 29; thence S 00°01'32" E, along the West line thereof, a distance of 618.90' to the Point of Beginning; thence N 89°55'52" E a distance of 253.07' to the current Westerly right of way line of 3rd Street; thence S 11°28'42" E, along said Westerly line, a distance of 18.94' to the Point of Beginning; thence continuing S 11°28'42" E a distance of 182.27' to the Northeast Corner of Burdess Subdivision, an Official Plat; thence S 84°59'52" W, along the Northerly line thereof, a distance of 36.33'; thence N 00°01'32" W, along the East line of the Property conveyed in Book 2010 at Page 10 in the Office of the Madison County Recorder, a distance of 181.79' to the Point of Beginning. Containing 3290 square feet or 0.08 acres.