

BK: 2025 PG: 2098  
Recorded: 8/8/2025 at 3:56:18.0 PM  
Pages 2  
County Recording Fee: \$17.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$20.00  
Revenue Tax: \$207.20  
BRANDY L. MACUMBER, RECORDER  
Madison County, Iowa

**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:** Colby A. Wiederholt, 2331 Clark Tower Road, Winterset, IA 50273

**Return Document To:** Colby A. Wiederholt, 2331 Clark Tower Road, Winterset, IA 50273

**Grantors:** Albert L. Little and Marilyn Little

**Grantees:** Colby A. Wiederholt

**Legal Description:** See Page 2

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



## WARRANTY DEED

For the consideration of One Hundred Thirty Thousand Dollar(s) and other valuable consideration, Albert L. Little and Marilyn Little, husband and wife, do hereby Convey to Colby A. Wiederholt, the following described real estate in Madison County, Iowa:

All that part of Lot Five (5) located in the Southeast Quarter ( $\frac{1}{4}$ ) of the Northwest Quarter ( $\frac{1}{4}$ ) of Section Seven (7), Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, as shown in the Property Line Retracement Survey filed in Book 2001, Page 1940 on May 14, 2001, in the Office of the Recorder of 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: 7/29/25.

Albert Little

Albert L. Little, Grantor

Marilyn Little

Marilyn Little, Grantor

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on 7/29/25 by  
Albert L. Little and Marilyn Little.

Jennifer Stover  
Signature of Notary Public

