



Document 2013 1906

Book 2013 Page 1906 Type 03 001 Pages 2
 Date 6/27/2013 Time 10:15 AM
 Rec Amt \$12.00 Aud Amt \$5.00
 Rev Transfer Tax \$349.60
 Rev Stamp# 180 DOV# 179
 LISA SMITH, COUNTY RECORDER
 MADISON COUNTY IOWA

INDX ✓
 ANNO
 SCAN
 CHEK

Prepared by: James L. Bergkamp, Jr., ICIS #AT0000823
 218 S. 9th St., P.O. Box 8, Adel, IA 50003
 Phone (515)993-1000

Send Tax Statement to: Richard N. Freedman
 2672 Quail Ridge Avenue, Peru, IA 50222

E/Return to: Richard N. Freedman
 2672 Quail Ridge Avenue, Peru, IA 50222

\$ 218,900.00

WARRANTY DEED

For the consideration of One and no/100 (\$1.00) Dollar and other valuable consideration, Bradley Wilford and Kathie Wilford, husband and wife, (Grantors) do hereby Convey to Richard N. Freedman (Grantee) the following described real estate in Madison County, Iowa:

~~The South 7558 feet of the West 112 (112) of the Southeast Quarter (1/4) of Section Twenty Six (26), Township Seventy Five (75) North, Range Twenty Seven (27) West of the 5th P.M., Madison County, Iowa, as shown in Plat of Survey filed in Book 2006, Page 1585 on April 26, 2006, in the Office of the Recorder of Madison County, Iowa, Marked as Exhibit "A"~~
 subject to any easements and restrictions of record.

Document or instrument number of previously recorded documents: _____

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.

STATE OF IOWA, COUNTY OF Woodbury, ss: Dated: June 4, 2013

This instrument was acknowledged before me on

6-4, 2013, by
Bradley Wilford and Kathie Wilford, husband and wife.

Bradley Wilford (Grantor)
Kathie Wilford (Grantor)
 Kathie Wilford

Carol Halstead, Notary Public



EXHIBIT

"A"

Parcel "C" in the Southeast Quarter of Section 26, Township 75 North, Range 27 West of the 5th P.M., Madison County, Iowa more particularly described as follows: Commencing at the center of Section 26, Township 75 North, Range 27 West of the 5th P.M., Madison County, Iowa thence South $00^{\circ}17'56''$ West 971.69 feet along the West line of the Southeast Quarter of said Section 26 to the Point of Beginning; thence South $89^{\circ}55'05''$ East 700.02 feet thence South $00^{\circ}17'56''$ West 618.70 feet; thence South $88^{\circ}50'41''$ West 700.24 feet to a point on the West line of said Southeast Quarter; thence N. $00^{\circ}17'56''$ East 633.82 feet to the Point of Beginning containing 10.06 acres including 0.48 acres of County Road right-of-way.

