



Document 2016 3094

Book 2016 Page 3094 Type 03 001 Pages 2

Date 10/18/2016 Time 1:12:49PM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$479.20

Rev Stamp# 413 DOV# 413

LISA SMITH, COUNTY RECORDER

MADISON COUNTY IOWA

INDX

ANNO

SCAN

CHEK

WARRANTY DEED
Recorder's Cover Sheet

\$300,000

P124930

Preparer Information: (name, address and phone number)

D. Mark Marcouiller, 4201 Westown Pkwy, Suite 250, West Des Moines, IA 50266, Phone:
(515) 283-1801 (DMM4266)

Taxpayer Information: (name and complete address)

Vision Wildwood, LLC, 3101 Ingersoll Avenue, Suite 103, Des Moines, IA 50312

✓ **Return Document To:** (name and complete address)

Vision Wildwood, LLC, 3101 Ingersoll Avenue, Suite 103, Des Moines, IA 50312

Grantors:

Joshua J. Anderson and Amy B. Anderson

Grantees:

Vision Wildwood, LLC

Legal Description: See Page 2

WARRANTY DEED

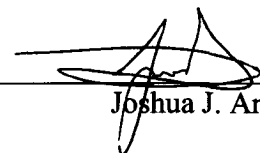
For the consideration of One Dollar(s) and other valuable consideration, Joshua J. Anderson and Amy B. Anderson, husband and wife, do hereby Convey to Vision Wildwood, LLC the following described real estate in Madison County, Iowa:

The West 38 acres of the Northwest Quarter (1/4) of the Northwest Quarter (1/4) and all that part of the Southwest Quarter (1/4) of the Northwest Quarter (1/4) lying North of the center of the public highway known as G50, in Section Twenty-one (21), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, excepting therefrom the West 228 feet of the East 294 feet of the Northwest Quarter (1/4) of the Northwest Quarter (1/4); and except beginning at the Northeast corner of the Southwest Quarter (1/4) of the Northwest Quarter (1/4) thence south 388.50 feet, thence South 89°20' West along the tangent and centerline of the public highway 294 feet, thence North 376 feet to the North line of the said Southwest Quarter (1/4) of the Northwest Quarter (1/4), thence Easterly along the said North line to the point of beginning.

Grantors do Hereby Covenant with Grantee, 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 this 16 day of September, 2016.


Joshua J. Anderson (Grantor)


Amy B. Anderson (Grantor)

STATE OF IOWA, COUNTY OF POLK

This Deed was acknowledged before me on the 16 day of September, 2016, by Joshua J. Anderson and Amy B. Anderson, husband and wife.




Notary Public in and for the State of Iowa