



Document 2020 2872

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Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$191.20

Rev Stamp# 320 DOV# 317

LISA SMITH, COUNTY RECORDER

MADISON COUNTY IOWA

INDX

ANNO

SCAN

CHEK

120,000

This instrument prepared by:

JOSEPH F WALLACE, Simpson, Jensen, Abels, Fischer & Bouslog PC, 400 Locust St, Ste 400, Des Moines, IA 50309

Phone No.: (515)453-4612

Mail tax statements and return document to:

Nicholas Spike, 133rd St Lot 11, Van Meter, IA 50261

LSB81915

916-11th Street, West Des Moines, Iowa 50265

WARRANTY DEED

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Scott D. Kleckner and Jeananne Kleckner, a married couple**, do hereby convey unto **Nicholas Spike and Kristel Kautzky, as Joint Tenants with full rights of survivorship and not as Tenants in Common**, the following described real estate:

Lot Eleven (11) of Replat of Lots Three (3), Four (4), Eleven (11), and Twelve (12) of Plat No. 1 of the Woodland Valley Estates Subdivision located in the South Half (1/2) of the Northeast Quarter (1/4) of Section Twenty (20), Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, together with an undivided interest in all common areas as set forth in the Declaration of Association for Woodland Valley Estates Subdivision filed in Book 2004, Page 6107 of the Madison County Recorder's Office, as amended by First Amendment to Declaration of Association for Woodland Valley Estates Subdivision filed in Book 2006, Page 4296 of the Madison County Recorder's Office



Order No.: 808-11520/JV

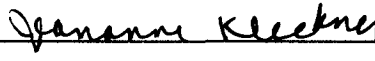
SUBJECT TO ANY COVENANTS, RESTRICTIONS AND EASEMENTS OF RECORD

Grantors do hereby covenant with Grantees, and successors in interest, that said Grantors hold the real estate by title in fee simple; that the Grantors 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.



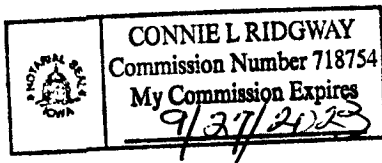
Scott D. Kleckner




Jeananne Kleckner

STATE OF Iowa)
COUNTY OF Madison) SS:

This instrument was acknowledged before me on August 2nd 2020 by Scott D. Kleckner and Jeananne Kleckner, a married couple.





Notary Public in and for said State