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Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$271.20

Rev Stamp# 593 DOV# 585

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

INDX

ANNO

SCAN

CHEK

\$170,000

✓ **Preparer:** Nicole M. Ayers, 4201 Westown Pkwy - Ste 250, W. Des Moines, Iowa 50266 (515) 283-1801 (2023EF)

Return To: Ryan Nicholson, 1417 Walnut St., #203, Des Moines, IA 50309

Taxpayer Information: Ryan Nicholson, 1417 Walnut St., #203, Des Moines, IA 50309

P218243

WARRANTY DEED

For the consideration of One (\$1.00) Dollar(s) and other valuable consideration, **Christopher O. Osore and Natalie A. Osore, a married couple**, do hereby convey to **Ryan Nicholson**, the following described real estate in **Madison** County, Iowa:

Lot Twenty-five (25) of WOODLAND VALLEY ESTATES PLAT NO. 2 SUBDIVISION, located in the South Half (1/2) of the Northwest Quarter (1/4) of Section Twenty-one (21), Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, together with an undivided 1/31st interest in all common areas as set forth in the Declaration of Association for Woodland Valley Estates Subdivision filed in Book 2004, Page 6107 and in Book 2006, Page 2763 and as amended by First Amendment to Declaration of Association for Woodland Valley Estates filed in Book 2006, Page 4296 of the Madison County Recorder's Office.

Subject to all covenants, restrictions and easements of record.

The grantor hereby covenants with grantees, and successors in interest, that it holds the real estate by title in fee simple; that it has 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 it covenants to warrant and defend the real estate against the lawful claims of all persons, except as may be above stated.

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: 11/21/2021.

Natalie A. Osore as Attorney-in-Fact
for Christopher O. Osore

Natalie A. Osore as Attorney-in-Fact for
Christopher O. Osore

Natalie A. Osore
Natalie A. Osore

STATE OF Iowa)
COUNTY OF Polk) ss:

This record was acknowledged before me this 21st day of November,
2021, by Natalie A. Osore, as Attorney-in-Fact for Christopher O. Osore, and Natalie A. Osore, a
married couple.



Ellen Fitzpatrick
Notary Public in and for said State