



Document 2022 1279

Book 2022 Page 1279 Type 03 001 Pages 2
Date 5/02/2022 Time 2:50:15PM
Rec Amt \$12.00 Aud Amt \$5.00
Rev Transfer Tax \$2,679.20
Rev Stamp# 153 DOV# 147

INDX
ANNO
SCAN

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

\$1,675,000

**WARRANTY DEED
Recorder's Cover Sheet**

Preparer Information: Dustin Smith, 5550 Wild Rose Lane, Suite 400, West Des Moines, IA 50266, Phone: (515) 661-6380

Taxpayer Information: Scenic Ridge Holdings, LLC, 22351 360th Street, De Soto, IA 50069

✓ **Return Document To:** Scenic Ridge Holdings, LLC, 22351 360th Street, De Soto, IA 50069

Grantors: Frank T. Santana, Jr.

Grantees: Scenic Ridge Holdings, LLC

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, Frank T. Santana, Jr., does hereby Convey to Scenic Ridge Holdings, LLC, a limited liability company, organized and existing under the laws of Iowa, the following described real estate in Madison County, Iowa:

The Northeast Quarter (1/4) of Section Twelve (12), Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, EXCEPT that part thereof deeded to the State of Iowa for highway purposes

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: April 28, 2022.

Frank T. Santana, Jr., Grantor

~~STATE OF IOWA~~ COUNTY OF District of Columbia
District of Columbia
ME

This record was acknowledged before me on April 28th, 2022 by Frank T. Santana, Jr., single.

Signature of Notary Public

