

BK: 2022 PG: 2794
Recorded: 9/22/2022 at 1:30:41.0 PM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$271.20
LISA SMITH RECORDER
Madison County, Iowa

Return To/ Taxpayer: Husk Homes, LLC, 4010 124th St, Urbandale, IA 50323
Preparer: Alecia A. Meuleners, 699 Walnut St Ste 2000, Des Moines, IA 50309, Phone: (515) 288-6041

WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, Ryan Nicholson, a single person, does hereby Convey to Husk Homes, LLC, the following described real estate in Madison County, Iowa:

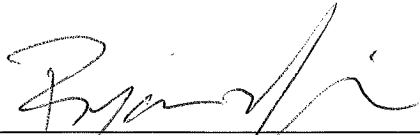
Lot Twenty-five (25) of WOODLAND VALLEY ESTATES PLAT NO. 2 SUBDIVISION located in the South Half (1/2) of the Northwest Quarter (1/4) of Section Twenty-one (21), Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, together with an undivided 1/31st interest 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 Office.

There is no known private burial site, well, solid waste disposal site, underground storage tank, hazard waste, or private sewage disposal system on the property as described in Iowa Code Section 558.69, and therefore the transaction is exempt from the requirement to submit a ground water hazard statement.

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: 9.22.22



Ryan Nicholson, Grantor

STATE OF IOWA, COUNTY OF Polk

This record was acknowledged before me on September 22nd 2022 by
Ryan Nicholson.



Signature of Notary Public

