

CONSIDERATION \$280,000

BK: 2022 PG: 342
Recorded: 2/2/2022 at 11:30:01.0 AM
Pages 2
County Recording Fee: \$22.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$25.00
Revenue Tax: \$447.20
LISA SMITH RECORDER
Madison County, Iowa

Preparer: Danielle Guisinger, 1150 Jordan Creek Pkway Ste 200, West Des Moines, IA 50266 515-864-9369

Return To and Taxpayer Information: Mark Nelson, 1030 S Deer Rd., West Des Moines, IA 50266

WARRANTY DEED

For the consideration of One (\$1.00) Dollar(s) and other valuable consideration, **Quail Ridge Partners, L.C., a Limited Liability Company** organized and existing under the laws of the State of Iowa does hereby Convey to **Mark Nelson and Laurie Nelson, a married couple**, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate:

The Northwest Quarter (1/4) of the Southwest Quarter (1/4) of Section Nine (9) and the Northeast Quarter (1/4) of the Southeast Quarter (1/4) of Section Eight (8), all in Township Seventy-six (76) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa

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.

