

BK: 2022 PG: 475  
Recorded: 2/16/2022 at 11:32:52.0 AM  
Pages 2  
County Recording Fee: \$17.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$20.00  
Revenue Tax: \$3,039.20  
LISA SMITH RECORDER  
Madison County, Iowa

**Preparer:** Courtney I. Schultz, Schultz Law, 3507 SW 34<sup>th</sup> Street, Des Moines, IA 50321, Phone: (515) 890-1957

**Return To & Taxpayer:** Hurd Woodland, LLC, 2000 Fuller Road, West Des Moines, IA 50265  
Phone: 515-225-1102

### WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, **Nick A. Fasano and Audra Lynn Christiansen**, a married couple, do hereby convey to **Hurd Woodland, LLC**, an Iowa limited liability company, the following described real estate in Madison County, Iowa:

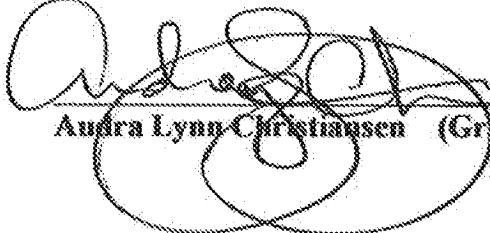
The Southeast Quarter (1/4) of the Southeast Quarter (1/4) of Section Two (2), Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, (INCLUDING Parcel "C" located therein, containing 0.25 acres, as shown in Plat of Survey filed in Book 2016, Page 724 on March 28, 2016 in the office of the Recorder of Madison County, Iowa); **EXCEPT** a parcel of land in the Southeast Quarter (1/4) of the Southeast Quarter (1/4) of said Section Two (2), more particularly described as follows: Beginning at the Southeast corner of said Section Two (2), thence South 85°02'00" West along the south line of Section Two (2), 542.54 feet, thence North 0°00' 426.77 feet, thence North 90°00' East, 540.50 feet to the east line of Section Two (2), thence South 0°00' 379.80 feet to the point of beginning, said excepted parcel containing 5.00 acres including roadway; **EXCEPT** Parcel "B", located in the Southeast Quarter (1/4) of the Southeast Quarter (1/4) of said Section Two (2), as shown in Plat of Survey filed in Book 3, Page 387 on February 16, 1999 in the Office of the Recorder of Madison County, Iowa; and **EXCEPT** that part thereof condemned for highway purposes.

Grantors hereby covenants with Grantee, and successors in interest, that Grantors 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 all covenants, restrictions, and easements of record; 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, according to the context.

Dated: January 27, 2022

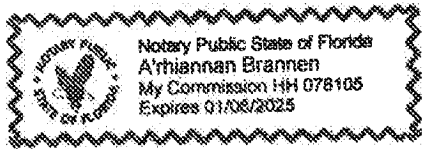
  
\_\_\_\_\_  
Nick A. Fasano (Grantor)

Dated: January 27, 2022

  
\_\_\_\_\_  
Audra Lynn Christiansen (Grantor)

STATE OF Florida, COUNTY OF Marion:

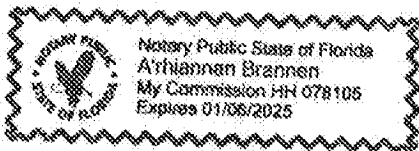
This record was acknowledged before me on Jan 27, 2022 by Nick A. Fasano.



A Brannen  
\_\_\_\_\_  
Signature of Notary Public  
Name: Ariannan Brannen

STATE OF Florida, COUNTY OF Marion:

This record was acknowledged before me on Jan 27, 2022 by Audra Lynn Christiansen.



A Brannen  
\_\_\_\_\_  
Signature of Notary Public  
Name: Ariannan Brannen