

BK: 2022 PG: 505
Recorded: 2/18/2022 at 12:01:05.0 PM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$223.20
LISA SMITH RECORDER
Madison County, Iowa

Preparer: Andrew J. Zbaracki, 2202 Woodlands Parkway, Clive, IA 50325, (515) 518-6306
Tax Statement
& Return to: Travis J. Miller, 3769 NW 103rd Place, Polk City, Iowa 50226

WARRANTY DEED

For the consideration of One (\$1.00) Dollar and other valuable consideration, **Nicholas Spike and Kristel Kautzky n/k/a Kristel Spike, a married couple** (the "Grantors"), do hereby convey to **Travis J. Miller, a single person** (the "Grantee"), the following described real estate:

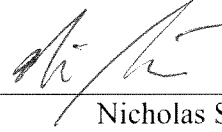
Lot Eleven (11) of Replat of Lots Three (3), Four (4), Eleven (11), and Twelve (12) of Plat No. 1 of the Woodland Valley Estates Subdivision located in the South Half (½) of the Northeast Quarter (¼) of Section Twenty (20), Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, together with an undivided interest in all common areas as set forth in the Declaration of Association for Woodland Valley Estates Subdivision filed in Book 2004, Page 6107 of the Madison County Recorder's Office, as amended by First Amendment to Declaration of Association for Woodland Valley Estates Subdivision filed in Book 2006, Page 4296 of the Madison County Recorder's Office

Subject to all covenants, restrictions and easements of record.

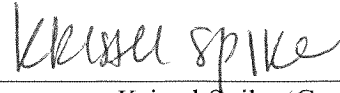
Grantors do hereby covenant with Grantee, and successors in interest, that Grantors hold the real estate by title in fee simple; that Grantors have good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances except as may be above 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 the 16 day of Feb., 2022.



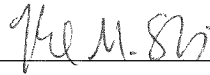
Nicholas Spike (Grantor)



a Kristel Spike (Grantor)

STATE OF IA, COUNTY OF Madison

This record was acknowledged before me on February 16, 2022, by Nicholas Spike and Kristel Spike.



Notary Public