



Document 2023 1255

Book 2023 Page 1255 Type 03 001 Pages 2

Date 6/05/2023 Time 11:16:28AM

Rec Amt \$12.00 Aud Amt \$5.00 INDX

Rev Transfer Tax \$975.20 ANNO

Rev Stamp# 164 DOV# 163 SCAN

BRANDY MACUMBER, COUNTY RECORDER CHEK
MADISON COUNTY IOWA

\$610,000.00

This instrument prepared by:

SARAH BAUMGARTNER, 7101 VISTA DR, WEST DES MOINES, IA 50266 Phone No.: 5152782226

Return document to and mail tax statements to:

CHARLES DEAN HOLDINGS LLC, 1324 UTOPIA COURT, VAN METER, IA 50261

Res 137744 mba

WARRANTY DEED

Legal: Lot Twenty-three (23) 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 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 any supplements and amendments thereto

Address: 1324 Utopia Court, Van Meter, IA 50261

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Amanda M. DePhillips and Frank M. DePhillips, a married couple**, hereby conveys the above-described real estate to **Charles Dean Holdings LLC**.

SUBJECT TO ALL COVENANTS, RESTRICTIONS, AND EASEMENTS OF RECORD

Grantor does hereby covenant with Grantee, and successors in interest, that said Grantor holds the real estate by title in fee simple; that the Grantor 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 Grantor covenants 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.

