

Document 2023 1255

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Rev Transfer Tax \$975.20 ANNO
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BRANDY MACUMBER, COUNTY RECORDER MADISON COUNTY IOWA

CHEK

\$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 man

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, lowa, 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.

STATE OF	Dated:O5/16/2023 Amanda M. DePhillips
On this 16th day of May 20 ²³ , before me the undersigned, a Notary Public in and for said State, personally appeared Amanda M. DePhillips and Frank M. DePhillips, a married couple, to me known to be the identical person(s) named in and who executed the foregoing instrument and acknowledged that the person executed the same as that person's voluntary act and deed. Mayor Notary Public, State of Texas Notary Public in and for said State	Frank M. DePhillips Frank M. DePhillips Frank M. DePhillips Monique R Major ID NUMBER 13002885-5 COMMISSION EXPIRES April 12, 2025

Notarized online using audio-video communication