

BK: 2023 PG: 2557  
Recorded: 10/18/2023 at 3:07:18.0 PM  
Pages 2  
County Recording Fee: \$17.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$20.00  
Revenue Tax: \$4,319.20  
BRANDY L. MACUMBER, RECORDER  
Madison County, Iowa

**Preparer:** Courtney Schultz, Schultz Law, 520 Valley West Court, West Des Moines, Iowa 50265, Phone: 515-890-1957

**Return To & Taxpayer:** James J. Nahas Revocable Trust and Debra A. Nahas Revocable Trust, 1089 Woodland Avenue, Cumming, IA 50061

### **SPECIAL WARRANTY DEED**

For the consideration of One Dollar and other valuable consideration, **Hurd Woodland, LLC**, an Iowa limited liability company, hereby conveys to

**James J. Nahas Revocable Trust and Debra A. Nahas Revocable Trust,**  
as tenants-in-common

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

subject to all easements, restrictions, and other documents of record.

Grantor hereby covenants with Grantee, 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 claiming by, through, or under Grantor, but against none other except as may be above stated. Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, according to the context.

Dated: October 11, 2023

**Hurd Woodland, LLC**  
an Iowa limited liability company

By:   
Richard Hurd, Manager

STATE OF IOWA, COUNTY OF POLK:

This record was acknowledged before me on October 11, 2023 by Richard Hurd as Manager of Hurd Woodland, LLC.



By:   
Notary Public