



Document 2024 1029

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Date 5/14/2024 Time 12:33:52PM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$231.20

Rev Stamp# 130 DOV# 137

INDX

ANNO

SCAN

BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

\$ 145,000⁰

Preparer: Kasey Johnson, 1401 50th Street, Suite 105, West Des Moines, IA 50266 |(515) 224-8885 |240423NP SA

Return To: Dustin and Patricia Hoover, 436 Woodridge Ave, Iowa City, IA 52245

Taxpayer: Dustin and Patricia Hoover, 436 Woodridge Ave, Iowa City, IA 52245

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WARRANTY DEED

For the consideration of One Dollar (\$1.00) and other valuable consideration, **Scenic Ridge Holdings, LLC, a limited liability company** organized and existing under the laws of the State of Iowa, does hereby Convey to **Dustin Hoover and Patricia Hoover, a married couple**, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in **MADISON** County, Iowa:

Lot Seven (7) of Scenic Ridge Subdivision, located in the Northeast Quarter (1/4) of Section Twelve (12), Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th P.M., Madison County.



Subject to all covenants, restrictions and easements of record.

There is no known private burial site, well, solid waste disposal site, underground storage tank, hazardous waste, or private sewage disposal system on the property as described in Iowa Code Section 558.69, and therefore the transaction is exempt from the requirement to submit a groundwater hazard statement.

Grantors do Hereby Covenant with grantees, and successors in interest, that grantors hold the real estate by title in fee simple; that they 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.

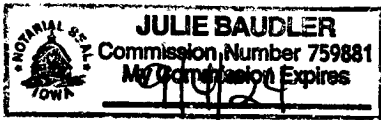
Date: 4/23/24

Scenic Ridge Holdings, LLC, an Iowa limited liability company

By Marcus R. McCartney, Member
Marcus R. McCartney, Member

STATE OF Iowa, COUNTY OF Madison

This record was acknowledged before me on 4/23/24, by
Marcus R. McCartney, Member of **Scenic Ridge Holdings, LLC**, an Iowa limited liability company.



Julie Baudler
Signature of Notary Public