Document 2024 2082

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ANNO **SCAN**

BRANDY MACUMBER, COUNTY RECORDER

MADISON COUNTY IOWA

CHEK

Preparer: Joseph W. Coppola III, 4201 Westown Pkwy - Ste 250, W. Des Moines, IA 50266 (515) 283-1801 (9239ESP)

CREturn To: Ronald J. Vaske and Ana D. Vaske/ 75 Meade Drive, Coralville, IA 52241 (address)

Taxpayer Information: Ronald J. Vaske and Ana D. Vaske/ 75 Meade Drive, Cocalville, IA See Jaddress)

WARRANTY DEED

For the consideration of One (\$1.00) Dollar(s) 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 Ronald J. Vaske and Ana D. Vaske, a married couple, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate:

Lot Thirty-three (33) 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.

The grantor hereby covenants with grantees, 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, except as may be above stated.

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: 8 15

Scenic Ridge Holdings, LLC, an Iowa Limited

Liability Company

STATE OF _

COUNTY OF Made

This record was acknowledged before me on _

Iowa Limited Liability Company

ublic in and for said State