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 Rec Amt \$12.00 Aud Amt \$5.00
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 BRANDY MACUMBER, COUNTY RECORDER
 MADISON COUNTY IOWA

INDX
 ANNO
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\$1,280,000

Preparer: Joseph W. Coppola III, 4201 Westown Pkwy, #250, W. Des Moines, IA 50266 (515) 283-1801 (3065ROGI)

Return To: Courtland Smith, 3044 133rd Ct, Van Meter, IA 50261

Taxpayer Information: Courtland Smith, 3044 133rd Ct, Van Meter, IA 50261

*CASN154845MIA
P2403258*

WARRANTY DEED

For the consideration of One (\$1.00) Dollar and other valuable consideration, **Ryan Nicholson, a single person**, does hereby Convey to **Courtland Smith and Emily E. Smith, a married couple**, as joint tenants with full rights of survivorship and not as tenants in common, in the following described real estate:

Lot Twenty-five (25) of WOODLAND VALLEY ESTATES PLAT NO. 2 SUBDIVISION located in the South Half (½) of the Northwest Quarter (¼) 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 1/31st 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 as amended by First Amendment to Declaration of Association for Woodland Valley Estates filed in Book 2006, Page 4296 of the Madison County Recorder's Office.

Subject to all covenants, restrictions and easements of record.

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

