

\$223,100.00

BK: 2024 PG: 2680
Recorded: 11/4/2024 at 10:54:23.0 AM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$356.80
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

Preparer: David C. Pulliam, 4201 Westown Pkwy, Ste 250, West Des Moines, IA 50266 (515) 283-1801 (953PCA)
Return To: Custom Holdings, LLC, 3611 NE Otterview Circle #42, Ankeny, IA 50021
Taxpayer Information: Custom Holdings, LLC, 3611 NE Otterview Circle #42, Ankeny, IA 50021

WARRANTY DEED

For the consideration of One (\$1.00) Dollar and other valuable consideration, **Matthew Nichols and Hannah Nichols, a married couple**, do hereby Convey to **Custom Holdings, LLC**, a Limited Liability Company organized and existing under the laws of the State of Iowa, the following described real estate:

Lot Sixteen (16) of Polo Pointe Plat 2 Subdivision, a subdivision in the South Half (1/2) of the Northwest Quarter (1/4), in the South Half (1/2) of the Northeast Quarter (1/4), in the Northeast Quarter (1/4) of the Southwest Quarter (1/4), and in the North Half (1/2) of the Southeast Quarter (1/4) of Section Twenty-four (24), Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa.

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.

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 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.

