

\$1,378,000.00

BK: 2024 PG: 645

Recorded: 3/26/2024 at 10:23:33.0 AM

Pages 2

County Recording Fee: \$17.00

Iowa E-Filing Fee: \$3.00

Combined Fee: \$20.00

Revenue Tax: \$2,204.00

BRANDY L. MACUMBER, RECORDER

Madison County, Iowa

Preparer: Joseph W. Coppola III, 4201 Westown Pkwy, #250, W. Des Moines, IA 50266 (515) 283-1801 (2473ROGI)

Return To: Ryan Nicholson, 3044 133rd Court, VAN METER, IA 50261

Taxpayer Information: Ryan Nicholson, 3044 133rd Court, VAN METER, IA 50261

WARRANTY DEED

For the consideration of One (\$1.00) Dollar(s) and other valuable consideration, **Husk Homes, LLC, a Limited Liability Company** organized and existing under the laws of the State of Iowa does hereby Convey to **Ryan Nicholson**, the following described real estate:

Lot Twenty-five (25) of WOODLAND VALLEY ESTATES PLAT NO. 2 SUBDIVISION located in the South Half (1/2) of the Northwest Quarter (1/4) 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.

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: 3/21/2024

Husk Homes, LLC, an Iowa Limited Liability Company

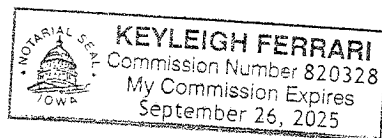
By: [Signature]

ETHAN SCHOEPPNER
Printed Name

OWNER
Title

STATE OF Iowa)
) ss:
COUNTY OF Polk)

This record was acknowledged before me on 3/21/2024 by
Ethan Schoepner as owner of Husk Homes, LLC, an Iowa
Limited Liability Company



[Signature]
Notary Public in and for said State