

BK: 2025 PG: 1005  
Recorded: 4/29/2025 at 8:58:33.0 AM  
Pages 1  
County Recording Fee: \$12.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$15.00  
Revenue Tax: \$0.00  
BRANDY L. MACUMBER, RECORDER  
Madison County, Iowa

**Return To and Prepared by:** Geri D. Huser, PO Box 367, Altoona, IA 50009, Phone: 515-967-4264  
**Taxpayer:** Dancing Lady Gardens Trust, PO Box 96, Altoona, Iowa 50009



### WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, **Sharon L. Nelson-Vaux** and **Steven G. Nelson-Vaux**, a married couple, do hereby Convey to the Dancing Lady Gardens Trust dated April 28, 2025 the following described real estate in Madison County, Iowa:

The East ½ of the Northeast ¼ of the Northwest ¼ of Section 30, Township 74 North, Range 29 West of the 5<sup>th</sup> P.M., Madison County, Iowa

**This deed is exempt according to Iowa Code 428A.2(21).**

Grantors do Hereby Covenant with grantees, and successors in interest, that the 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 the grantors Covenants to Warrant and Defend the real estate against the lawful claims of all persons except as may be above stated. The undersigned hereby relinquishes all rights of dower 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.

Dated: April 28, 2025.

*Sharon Nelson-Vaux*

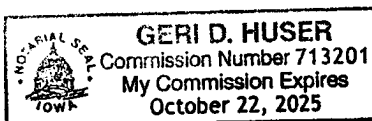
Sharon L. Nelson-Vaux, Grantor

*Steven G. Nelson-Vaux*

Steven G. Nelson-Vaux, Grantor

### STATE OF IOWA, COUNTY OF POLK

This record was acknowledged before me on April 28, 2025, by **Sharon L. Nelson-Vaux** and **Steven G. Nelson-Vaux**, a married couple.



*Geri D. Huser*

Gerri Huser, Notary Public in and for the  
State of Iowa