

BK: 2025 PG: 1178
Recorded: 5/14/2025 at 3:44:01.0 PM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.32
Combined Fee: \$20.32
Revenue Tax: \$0.00
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

INSTRUMENT PREPARED BY:	Brian D. Torresi, 120 S 16th St., Ames, IA 50010, (515) 288-2500
RETURN TO:	The Quilted Village Property Owners Association, Inc., 3351 N. Callison Ave., Cumming, IA 50061
MAIL TAX STATEMENT TO:	The Quilted Village Property Owners Association, Inc., 3351 N. Callison Ave., Cumming, IA 50061
EXEMPTION CLAIMED:	Iowa Code § 428A.2(21)

WARRANTY DEED

KNOW ALL PERSONS BY THIS INSTRUMENT: That **DANIEL DOYLE and ANGELA DOYLE**, husband and wife (collectively, the “Grantors”), for valuable consideration, convey unto **THE QUILTED VILLAGE PROPERTY OWNERS ASSOCIATION, INC.**, an Iowa nonprofit corporation (the “Grantee”), the real property situated in Madison County, Iowa, described as follows:

Lot ‘A’ of The Quilted Village, Plat 1, Madison County, Iowa

This transfer is exempt from the Iowa Real Estate Transfer Tax pursuant to Iowa Code Section 428A.2(21) as consideration is less than five hundred dollars and 00/100 (\$500.00).

The undersigned Grantors covenant with the above-named Grantee and successors in interest that Grantors hold the real property by title in fee simple; that they have good and lawful authority to sell and convey the same; that the real property is free and clear of all liens and encumbrances whatsoever except as may be above stated; and the Grantors covenant to warrant and defend the real property against the lawful claims of all persons whomsoever, 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 acknowledgement hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

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 § 558.69, and therefore the transaction is exempt from the requirement to submit a Groundwater Hazard Statement.

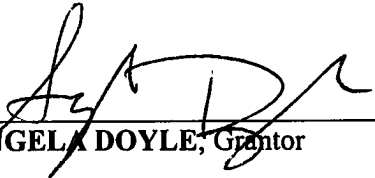
Dated this 13 day of May, 2025

(SIGNATURE PAGE FOLLOWS)

**SIGNATURE PAGE OF
WARRANTY DEED**



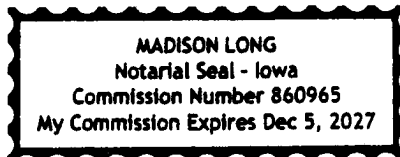
DANIEL DOYLE, Grantor

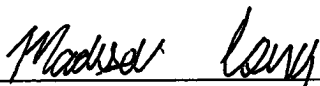


ANGELA DOYLE, Grantor

STATE OF IOWA, COUNTY OF Polk, SS:

This instrument was acknowledged before me on this 13 day of May, 2025, by Daniel Doyle and Angela Doyle, husband and wife.





Notary Public in and for the State of Iowa
My commission expires 12/05/2027