

BK: 2025 PG: 1424
Recorded: 6/6/2025 at 10:37:37.0 AM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$237.60
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

This instrument prepared by:
ANDI DYAR, 7101 VISTA DR, WEST DES MOINES, IA 50266 Phone No.: 5152782226

Return document to and mail tax statements to:
BENNY DORRANCE AND KRISTIN DORRANCE, 1104 NE 22ND STREET, GRIMES, IA 50111

WARRANTY DEED

Legal: Lot Thirty-nine (39) of Scenic Ridge Subdivision, located in the Northeast Quarter (1/4) of Section Twelve (12), Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th P.M., Madison County.

Address: Lot 39 114th Court, Winterset, IA 50273

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, Scenic Ridge Holdings, LLC, a Limited Liability Company, hereby conveys the above-described real estate to Benny Dorrance and Kristin Dorrance, a married couple, as joint tenants with full rights of survivorship and not as tenants in common.

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 this transaction is exempt from the requirement to submit a groundwater hazard statement.

SUBJECT TO ALL COVENANTS, RESTRICTIONS, AND EASEMENTS OF RECORD

Grantor does hereby covenant with Grantee, and successors in interest, that said Grantor holds the real estate by title in fee simple; that the Grantor 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 Grantor covenants 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.



STATE OF

Iowa)

SS:

COUNTY OF

Madison)

On this

23

day of

May

2025 before me the undersigned, a Notary Public in and for said State, personally appeared Marc McCartney to me known, and who being by me duly sworn, did say that the person is the

Member of said limited liability company; that no seal has been procured by the limited liability company, and that this instrument was signed on behalf of the limited liability company by authority of its members or managers; that the person signing this deed has the authority to act on behalf of the limited liability company; and that the person acknowledged the execution of this instrument to be the voluntary act and deed of the limited liability company, by it voluntarily executed.

Julie Baudler
Notary Public in and for said State

Dated:

5-23

2025

Scenic Ridge Holdings, LLC

BY

M. McCartney, member

Marc McCartney

Print Name of Signatory

