

BK: 2025 PG: 2024  
Recorded: 8/1/2025 at 2:56:28.0 PM  
Pages 2  
County Recording Fee: \$17.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$20.00  
Revenue Tax: \$159.20  
BRANDY L. MACUMBER, RECORDER  
Madison County, Iowa

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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:  
BENJAMIN ELISEO ANGELES, 2814 LONG AVE, VAN-METER, IA 50261

*29175 365th St.  
Van Meter, IA 50261*

### WARRANTY DEED

Legal: **Lot One (1) 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**

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 **Benjamin Eliseo Angeles, a single person**.

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 Virginia )

SS:

COUNTY OF Roanoke City )

On this 1st day of August,  
2025 before me the undersigned, a Notary  
Public in and for said State, personally  
appeared Nick McCulley, 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.

*Katherine Ann Marin*

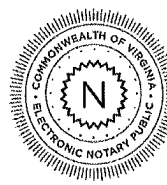
Notary Public in and for said State

Dated: 08/01/2025, 2025

Scenic Ridge Holdings, LLC

BY: Nick McCulley

Nick McCulley, Member



KATHERINE ANN MARIN

REGISTRATION NUMBER

7718208

COMMISSION EXPIRES

November 30, 2028

Notarized remotely online using communication technology via Proof.