

**\$199,000.00**

**BK: 2024 PG: 1274**  
**Recorded: 6/10/2024 at 9:48:37.0 AM**  
**Pages 2**  
**County Recording Fee: \$17.00**  
**Iowa E-Filing Fee: \$3.00**  
**Combined Fee: \$20.00**  
**Revenue Tax: \$317.60**  
**BRANDY L. MACUMBER, RECORDER**  
**Madison County, Iowa**

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**Preparer:** Joseph W. Coppola III, 4201 Westown Pkwy - Ste 250, W. Des Moines, IA 50266 (515) 283-1801 (9102ESP)

**Return To:** Mitchell Woods and Ana Woods, 7097 Hwy 28 Norwalk 50211

**Taxpayer Information:** Mitchell Woods and Ana Woods, 7097 Hwy 28 Norwalk 50211

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## **WARRANTY DEED**

For the consideration of One (\$1.00) Dollar(s) and other valuable consideration, **Scenic Ridge Holdings, LLC, a Limited Liability Company** organized and existing under the laws of the State of Iowa does hereby Convey to **Mitchell Woods and Ana Woods, a married couple**, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate:

**Lot Twelve (12) 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.**

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;

