

\$265,000.00

BK: 2024 PG: 2878
Recorded: 11/26/2024 at 3:32:24.0 PM
Pages 1
County Recording Fee: \$12.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$15.00
Revenue Tax: \$423.20
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

Preparer: LeAnne K Krell, P.O Box 57056, Des Moines, IA 50317 (515) 967-5103
Return to: Cheryl Lynn Woodward and John Patrick Woodward 510 NW 4th Street, EARLHAM, IA 50072
Taxpayer Information: Cheryl Lynn Woodward and John Patrick Woodward 510 NW 4th Street, EARLHAM, IA 50072

WARRANTY DEED

For the consideration of One (\$1.00) Dollar and other valuable consideration, **Dreamstyle Homes, LLC a/k/a Dreamstyle Homes** an Iowa limited liability company, does hereby Convey to **Cheryl Lynn Woodward and John Patrick Woodward, a married couple, as joint tenants with full rights of survivorship and not as tenants in common**, the following described real estate in **Madison County, Iowa**:

The East 82 feet of Lot Two (2) in Block Eight (8) of Wilson's Addition to Earlham, Madison County, Iowa.

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.

Subject to all covenants, restrictions and easements of record.

The Limited Liability Company does hereby covenant 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; and it covenants to Warrant and Defend the real estate against the lawful claims of all persons, except as may be above stated.

Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number; according to the context.

Dated: 11/21/2024

Dreamstyle Homes, LLC

By: [Signature]
Kyle Kuhns, Managing Member

STATE OF Iowa COUNTY OF Dallas

This instrument was acknowledged before me on the 21 day of November, 2024 by **Kyle Kuhns ad Managing Member of Dreamstyle Homes, LLC.**



[Signature]
Notary Public in and for said State