



Document 2025 2709

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Date 10/07/2025 Time 2:47:26PM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$2,231.20

Rev Stamp# 371 DOV# 374

INDX

ANNO

SCAN

BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

✓ **Preparer:** Danielle Guisinger, 5022 Grand Ridge Dr., West Des Moines, IA 50265 515-864-9370

Return To and Taxpayer Information:

Michael J. Nichols & Desiree A. Nichols, 3020 133rd Ct, Van Meter, Iowa 50261

WARRANTY DEED

For the consideration of One (\$1.00) Dollar and other valuable consideration, **Adam Christopher Whiting & Meghan C. Whiting, a married couple**, do hereby Convey to **Michael J. Nichols & Desiree A. Nichols**, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate:

Lot Twenty-seven (27) of WOODLAND VALLEY ESTATES PLAT NO. 2
Subdivision, located in the South Half (1/2) of the Northwest Quarter (1/4) of
Section Twenty-one (21), Township Seventy-seven (77) North, Range Twenty-six
(26) West of the 5th P.M., Madison County, Iowa, together with an undivided
interest in all common areas as set forth in the Declaration of Association for
Woodland Valley Estates Subdivision filed in Book 2004, Page 6107 and in the
Declaration of Association for Woodland Valley Estates Plat No. 2 Subdivision
filed in Book 2006, Page 2763 (and any supplements and amendments thereto).

Subject to all covenants, restrictions and easements of record.

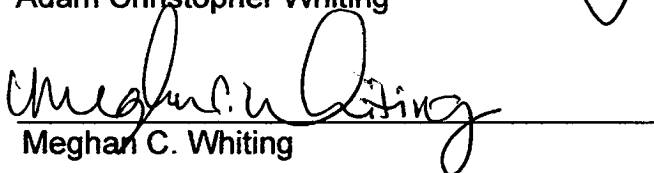
statement

Grantors do Hereby Covenant with grantees, and successors in interest, that grantors hold the real estate by title in fee simple; that they have 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 grantors covenant 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.

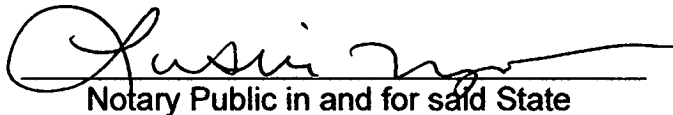
Dated: 10/6/2025


Adam Christopher Whiting


Meghan C. Whiting

STATE OF Iowa)
) ss:
COUNTY OF Polk)

This record was acknowledged before me on October 6th, 2025
by Adam Christopher Whiting & Meghan C. Whiting, a married couple.


Notary Public in and for said State

