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BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

\$180,000

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:

LEVI MCDANIEL AND PALOMA LIZBETH TORRES BARRON, 455 NW 2ND ST, EARLHAM, IA 50072

WARRANTY DEED

P2503686

Legal: The East 164 feet and 1 inch of Lot Four (4) in Block Two (2), except the East 77.5 feet thereof, and also except the North 15 feet of the East 80 feet thereof of CHRISTOPHER WILSON'S ADDITION to the Town of Earlham, Madison County, Iowa

Address: 455 NW 2nd St, Earlham, IA 50072

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Leevi D. Wilson and Kayleigh Wilson, a married couple**, hereby conveys the above-described real estate to **Levi McDaniel and Paloma Lizbeth Torres Barron, 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 Nevada)

) SS:

COUNTY OF Clark)

On this day of 11/03/2025 (date),
before me the undersigned, a Notary Public in
and for said State, personally appeared Leevi D.^{ys}
Wilson and Kayleigh Wilson, a married couple, to
me known to be the identical person(s) named in
and who executed the foregoing instrument and
acknowledged that the person executed the
same as that person's voluntary act and deed.

Vickey Beglari

Notary Public in and for said State

Dated: November 3rd, 2025

Leevi D. Wilson

Leevi D. Wilson

Kayleigh Wilson

Kayleigh Wilson

08/25/2027



Vickey Beglari

NOTARY PUBLIC
STATE OF NEVADA

Appt. No. 23-3998-01

Expires August 25, 2027

Notarized remotely using audio-video communication technology via Proof.