



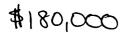
Document 2025 2997

Book 2025 Page 2997 Type 03 001 Pages 2 Date 11/06/2025 Time 12:54:14PM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$287.20 Rev Stamp# 401 DOV# 404

BRANDY MACUMBER. COUNTY RECORDER MADISON COUNTY IOWA



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 lowa 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 <u>Nevada</u>)	Dated: November 3rd , 2025 Lewi D. Wilson
) SS:	Leevi D. Wilson Kayleigh Wilson
On this day of	Kayleigh Wilson 08/25/2027 Vickey Begleri NOTARY PUBLIC STATE OF NEVADA Appt. No. 23-3998-01 Expires August 25, 2027

Notarized remotely using audio-video communication technology via Proof.