

BK: 2025 PG: 3279
Recorded: 12/3/2025 at 9:13:56.0 AM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$1,003.20
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

Preparer: Jason R. Sandegren, 4201 Westown Pkwy - Ste 250, W. Des Moines, IA 50266 (515) 283-1801 (3349RTE)
Return To: Christina Rodriguez and Rory Rodriguez, 2626 160th Street, Van Meter, IA 50261
Taxpayer Information: Christina Rodriguez and Rory Rodriguez, 2626 160th Street, Van Meter, IA 50261

WARRANTY DEED

For the consideration of One (\$1.00) Dollar and other valuable consideration, **Bill J. Venhaus a/k/a William J. Venhaus and Crystal D. Venhaus, a married couple**, do hereby Convey to **Christina Rodriguez and Rory Rodriguez, a married couple**, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate:

Lot One (1) of Shamrock Hills Subdivision, a Subdivision located in the Northwest Quarter (1/4) of the Northwest Quarter (1/4) of Section Two (2), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa.

AND

Parcel "I" located in Lot Two (2) of Shamrock Hills Subdivision, a Subdivision located in the Northwest Quarter (1/4) of the Northwest Quarter (1/4) of Section Two (2), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, containing 2.000 acres, as shown in Amended Plat of Survey filed in Book 2012, Page 2185, on July 26, 2012 in the Office of the Recorder of Madison County, Iowa.

Subject to all covenants, restrictions and easements of record.

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: 12.2.25

Bill J. Venhaus
Bill J. Venhaus a/k/a William J. Venhaus

Crystal D. Venhaus
Crystal D. Venhaus

STATE OF Iowa)
COUNTY OF Madison) ss:
)

This record was acknowledged before me on 12.2.25, by Bill J. Venhaus a/k/a William J. Venhaus and Crystal D. Venhaus, a married couple.

Sarah M. Cowman
Notary Public in and for said State

