



Document 2026 1317

Book 2026 Page 1317 Type 03 001 Pages 2
Date 5/11/2026 Time 12:00:12PM
Rec Amt \$12.00 Aud Amt \$5.00
Rev Transfer Tax \$455.20
Rev Stamp# 147 DOV# 136

BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

\$ 285,000⁰⁰

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:
DONALD R. MUDGE AND DEEANNA N. MUDGE, 765 NW BUCKEYE AVENUE, EARLHAM, IA 50072

$\frac{1}{2}$

WARRANTY DEED

ESB 187903

Legal: Lot Fifteen (15) of Scenic Ridge Subdivision, located in the Northeast Quarter (¼) of Section Twelve (12), Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th P.M., Madison County.



Address: Lot 15 114th Court, Winterset, IA 50273

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Scenic Ridge Holdings, LLC, a Limited Liability Company**, hereby conveys the above-described real estate to **Donald R. Mudge and Deeanna N. Mudge, a married couple, 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 Iowa)

SS:

COUNTY OF Dallas)

On this 5 day of May,
2026 before me the undersigned, a Notary Public in and for said State, personally appeared Marc McCartney, to me known, and who being by me duly sworn, did say that the person is the

member of said limited liability company; that no seal has been procured by the limited liability company, and that this instrument was signed on behalf of the limited liability company by authority of its members or managers; that the person signing this deed has the authority to act on behalf of the limited liability company; and that the person acknowledged the execution of this instrument to be the voluntary act and deed of the limited liability company, by it voluntarily executed.

[Signature]
Notary Public in and for said State

Dated: 5/5/2026, 2026

Scenic Ridge Holdings, LLC

BY [Signature], member
Marc McCartney, Member

