

BK: 2026 PG: 141
Recorded: 1/14/2026 at 8:39:31.0 AM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$190.40
BRANDY L. MACUMBER, 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:
YULIANA NIETO AND JOSE L ANGELES SALAZAR, 29175 365th St. Van Meter, IA 50261

WARRANTY DEED

Legal: Lot Thirty-four (34) of Scenic Ridge Subdivision, located in the Northeast Quarter (1/4) of Section Twelve (12), Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th P.M., Madison County

Address: **Lot 34, Scenic Ridge, 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 **Yuliana Nieto and Jose L Angeles Salazar, 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.

<p>STATE OF <u>Iowa</u>)</p> <p>SS:</p> <p>COUNTY OF _____)</p> <p>On this <u>6th</u> day of <u>January</u>, <u>2026</u> before me the undersigned, a Notary Public in and for said State, personally appeared <u>Marc McCartney</u> to me known, and who being by me duly sworn, did say that the person is the <u>Member</u> 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.</p> <p><u>Julie Baudler</u> Notary Public in and for said State</p>	<p>Dated: <u>January 6</u>, 2026</p> <p>Scenic Ridge Holdings, LLC</p> <p>BY <u>Marc McCartney, member</u> Marc McCartney, Member</p>
---	---

