

\$1,165,850.00

BK: 2026 PG: 2510
Recorded: 8/24/2026 at 8:41:05.0 AM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$1,864.80
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

Preparer Information: Jeremy Danilson, Danilson Law, 6165 NW 86th St, Johnston, Iowa 50131
Address Tax Statement/ Return To: Nicholas Anderson and Elizabeth Anderson, 2188 114th Ct,
Winterset, IA 50273

WARRANTY DEED

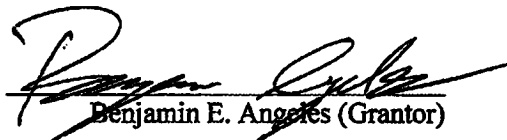
For the consideration of \$1.00 (one) Dollar(s) and other valuable consideration, Benjamin E. Angeles, a single person, Jose L. Salazar and Yuliana Nieto, a married couple, do hereby Convey to Nicholas Anderson and Elizabeth Anderson, a married couple, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Madison County, Iowa:

Lot One (1) 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.

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.

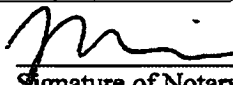
Dated: 8/11/2026


Benjamin E. Angeles (Grantor)

STATE OF Iowa, COUNTY OF Dallas

This record was acknowledged before me on 8/11/2026, by Benjamin E. Angeles.



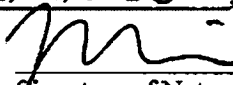

Signature of Notary Public

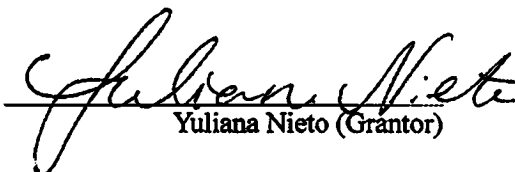

Jose L. Salazar (Grantor)

STATE OF Iowa, COUNTY OF Dallas

This record was acknowledged before me on 8/11/2026, by Jose L. Salazar.

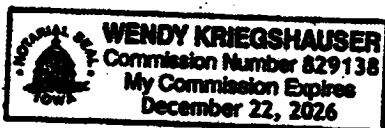


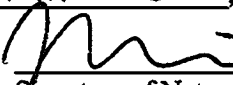

Signature of Notary Public


Yuliana Nieto (Grantor)

STATE OF Iowa, COUNTY OF Dallas

This record was acknowledged before me on 8/11/2026, by Yuliana Nieto.




Signature of Notary Public