

BK: 2026 PG: 73
Recorded: 1/9/2026 at 8:37:08.0 AM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$255.20
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

This instrument prepared by:
ROSS F. BARNETT, ABENDROTH RUSSELL BARNETT LAW FIRM, 2560 - 73rd Street, Urbandale, Iowa 50322 Phone # (515) 271-8997
Return document to and mail tax statements to:
GRANT KRAMER AND ALEXANDRA KRAMER, 2379 SE Fox Valley Drive, West Des Moines, Iowa 50265 File #RES C / TT (rfb)

WARRANTY DEED

Legal: Lot 23 in **SCENIC RIDGE SUBDIVISION**, located in the Northeast Quarter (NE ¼) of Section 12, Township 77 North, Range 28, West of the 5th P.M., Madison County, Iowa

For the consideration of One Dollar (\$1.00) and other good valuable consideration, receipt of which is hereby acknowledged, **Scenic Ridge Holdings, LLC**, a **limited liability company**, does hereby convey the above-described real estate to **Grant Kramer and Alexandra Kramer, 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

The Limited Liability Company does hereby covenant with Grantees, and successors in interest, that Company holds the real estate by title in fee simple; that it 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 the Company covenants to warrant and defend the real estate against the lawful claims of all persons except as may be above stated.

This deed is executed as provided in the operating agreement of the limited liability company.

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>) COUNTY OF <u>Madison</u>) SS: On this <u>6th</u> day of <u>Jan</u>, 20 <u>26</u>, 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 Managing 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.</p> <p><u>Julie Baudler</u> Notary Public in and for said State</p>	<p>Dated: <u>Jan 6</u>, 20 <u>26</u></p> <p>SCENIC RIDGE HOLDINGS, LLC A limited liability company by:</p> <p><u>Marc McCartney</u> MANAGING MEMBER</p>
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