17

2026-05300
RECORDED: 04/06/2026 08:18:52 AM
RECORDING FEE: $17.00
COMBINED FEE: $449.80
REVENUE TAX: $432.80
RENAE ARNOLD, RECORDER
DALLAS COUNTY, IOWA

# WARRANTY DEED

**Prepared by:** Aaron M. Hubbard, Hubbard & Roth Law Firm, P.C., 2900 100th Street, Suite 209, Urbandale, IA 50322; Phone: (515) 222-1700
**Send Tax Statements and return document to:** Coluzzi Development, LLC, 8500 Franklin Avenue, Clive, IA 50325
**Grantor/Affiant:** Sandra K. Chase
**Grantee:** Coluzzi Development, LLC

23096

For the consideration of One Dollar(s) and other valuable consideration, Sandra K. Chase, a single person does hereby Convey to Coluzzi Development, LLC, a limited liability company organized and existing under the laws of the State of Iowa, the following described real estate:

**Lot 52 in Mill Ridge Plat 2, an Official Plat, now included in and forming a part of the City of West Des Moines, Dallas County, Iowa.**

**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 section 558.69, and therefore the transaction is exempt from the requirement to submit a groundwater hazard statement.**

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.

[Signatures and Acknowledgement on Page 2]

432.80

Sandra K. Chase 4-2-26

Sandra K. Chase (DATE)

STATE OF IOWA, COUNTY OF Polk

This record was acknowledged before me this 2nd day of April, 2026, by Sandra K. Chase.

Michelle Crouch

Signature of Notary Public

