



Document 2022 1635

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Rec Amt \$12.00 Aud Amt \$5.00
Rev Transfer Tax \$463.20
Rev Stamp# 196 DOV# 189

INDX
ANNO
SCAN

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

\$289,900⁰⁰

This instrument prepared by:

JOSEPH F WALLACE, Simpson, Jensen, Abels, Fischer & Bouslog PC, 400 Locust St, Ste 400, Des Moines, IA 50309
Phone No.: 515-453-4612

EM Mail tax statements and return document to:
Michael Ames and Jennifer Ames, 211 W South St, Winterset, IA 50273

$\frac{1}{2}$

WARRANTY DEED

REG 125700

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Kent Abrahamson and Lynn Marie Abrahamson, a married couple**, do hereby convey unto **Michael Ames and Jennifer Ames, a married couple**, as **Joint Tenants with full rights of survivorship and not as Tenants in Common**, the following described real estate:

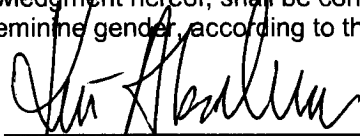
The East Half (1/2) of Lot Six (6) and the West Half (1/2) of Lot Seven (7) in Block Thirty-three (33) of the Original Town Plat of Winterset in Madison County, Iowa.



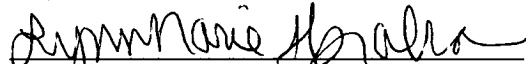
SUBJECT TO ANY COVENANTS, RESTRICTIONS AND EASEMENTS OF RECORD

Grantors do hereby covenant with Grantees, and successors in interest, that said Grantors hold the real estate by title in fee simple; that the Grantors 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.



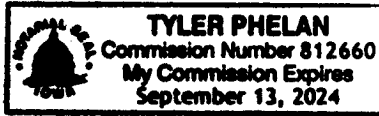
Kent Abrahamson



Lynn Marie Abrahamson

STATE OF Iowa)
COUNTY OF Polk)

SS:

This instrument was acknowledged before me on May 27 2022 by Kent Abrahamson and Lynn Marie Abrahamson, a married couple.




Notary Public in and for said State