

BK: 2022 PG: 693
Recorded: 3/9/2022 at 8:17:50.0 AM
Pages 3
County Recording Fee: \$22.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$25.00
Revenue Tax: \$815.20
LISA SMITH RECORDER
Madison County, Iowa

WARRANTY DEED
Recorder's Cover Sheet

Preparer Information: Mark L. Smith, 101 1/2 W. Jefferson, Winterset, IA 50273, Phone:
515-462-3731

Taxpayer Information: Justin T. and Lori A. Graeve, 2960 133rd Ct, Van Meter, IA 50261

Return Document To: Jeffrey M. Abram, 2960 133rd Ct, Van Meter, IA 50261

Grantors: Jeffrey M. Abram and Radmila I. Abram

Grantees: Justin T. Graeve and Lori A. Graeve

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

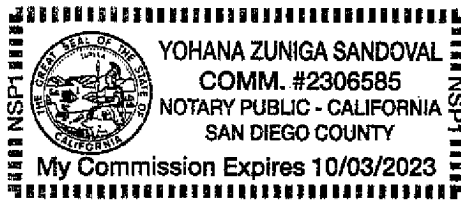
For the consideration of Five Hundred Ten Thousand Dollar(s) and other valuable consideration, Jeffrey M. Abram and Radmila I. Abram, husband and wife, do hereby Convey to Justin T. Graeve and Lori A. Graeve, as husband and wife as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Madison County, Iowa:

Lot Ten (10) of Woodland Valley Estates Subdivision located in the South Half (1/2) of the Northeast Quarter (1/4) of Section Twenty (20), Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, together with an undivided interest in all common areas as set forth in the Declaration of Association for Woodland Valley Estates Subdivision filed in Book 2004, Page 6107 of the Madison County Recorder's Office, (and any supplements and amendments thereto).

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: February 23rd, 2022



Jeffrey M. Abram
Jeffrey M. Abram, Grantor

Radmila Abram
Radmila I. Abram, Grantor

STATE OF IOWA, COUNTY OF MADISON
ca San Diego

This record was acknowledged before me on February 23rd, 2022 by Jeffrey M. Abram and Radmila I. Abram, husband and wife.

Signature of Notary Public

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of San Diego

On February 23rd. 2022 before me, Yohana Zuniga Sandoval a Notary Public
(insert name and title of the officer)

personally appeared Jeffrey M. Abram and Radmila I. Abram
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in
his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the
person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature  (Seal)

