

BK: 2023 PG: 1276  
Recorded: 6/6/2023 at 1:57:59.0 PM  
Pages 2  
County Recording Fee: \$17.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$20.00  
Revenue Tax: \$159.20  
BRANDY L. MACUMBER, RECORDER  
Madison County, Iowa

**Return To:** Arlet Costilla, 148 W 2nd St. Suite 4, Madrid, IA 50156  
**Taxpayer:** Adam Morris, 2643 Beave Ave. #141, Des Moines, IA 50229  
**Preparer:** Arlet Costilla, 148 W 2nd St. Suite 4, Madrid, IA 50156, Phone: 5154191471



**WARRANTY DEED**

For the consideration of One Dollar(s) and other valuable consideration, Sara Frahm, a single person, does hereby Convey to Adam Morris, the following described real estate in Madison County, Iowa:

A parcel of land located in the Southeast Quarter (SE 1/4) of the Southwest Quarter (SW 1/4) of Section Nine (9), Township Seventy-six (76) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, containing 5.140 acres as shown in Plat of Survey filed in Book 2, Page 244 on May 30, 1991, in the Office of the Recorder of Madison 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.

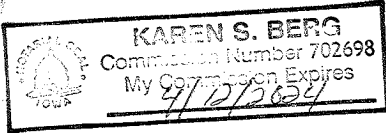
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated: 6-2-23

Sara Frahm  
Sara Frahm, Grantor

STATE OF IOWA, COUNTY OF Polk

This record was acknowledged before me on June 2, 2023 by Sara Frahm.



Karen S. Berg  
Signature of Notary Public