

\$351,000.00

BK: 2023 PG: 2923

Recorded: 11/30/2023 at 1:10:26.0 PM

Pages 2

County Recording Fee: \$17.00

Iowa E-Filing Fee: \$3.00

Combined Fee: \$20.00

Revenue Tax: \$560.80

BRANDY L. MACUMBER, RECORDER

Madison County, Iowa

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)453-4678

Mall tax statements to and return to:

AJ Abrahamsen and Gracia M. Abrahamsen, 2112 Ash Tree Dr, Winterset, IA 50273

WARRANTY DEED

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, Homes By Fleetwood, LLC, a limited liability company, does hereby convey the following described real estate to AJ Abrahamsen and Gracia M. Abrahamsen, a married couple, as Joint Tenants with full rights of survivorship and not as Tenants in Common:

Lots Five (5) of Arbor Park, Plat Four (4), an Addition to the City of Winterset, 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.


Order No.: 808-27510/SC

SUBJECT TO ANY 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.

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.

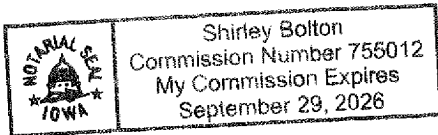
Homes By Fleetwood, LLC

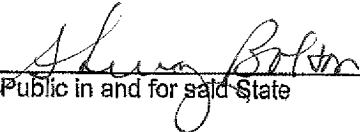


Stephen R. Grubb

STATE OF Iowa)
COUNTY OF Polk) SS:

This instrument was acknowledged before me on November 28, 2023 by Stephen R. Grubb as Member of Homes By Fleetwood, LLC.





Notary Public in and for said State