

\$309,000.00

BK: 2023 PG: 2933
Recorded: 12/1/2023 at 9:36:28.0 AM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$493.60
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

This instrument prepared by:

ROSS F. BARNETT, ABENDROTH RUSSELL BARNETT LAW FIRM, 2560 – 73rd Street, Urbandale, Iowa 50322 Phone # (515) 259-9327

Return document to and mail tax statements to:

GREGORY A. AND CHRISTA M. SEAMAN, 307 North 14th Avenue, Winterset, Iowa 50273

File #ISS (dmf)

WARRANTY DEED

Legal: **Lot Ten (10) of Sunset Acres, Plat No. 2, an Addition to the City of Winterset, Madison County, Iowa**

Address: 307 North 14th Avenue, Winterset, Iowa 50273

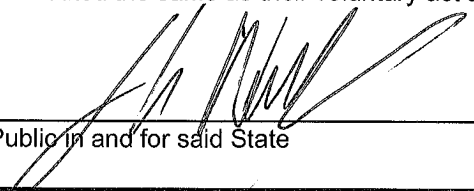

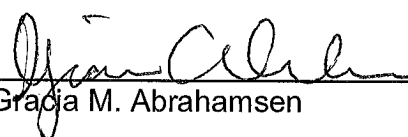
For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **A.J. Abrahamsen and Gracia M. Abrahamsen, a married couple**, do hereby convey the above-described real estate to **Gregory A. Seaman and Christa M. Seaman, a married couple**, as Joint Tenants with full rights of survivorship and not as Tenants in Common.

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

SUBJECT TO ALL 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 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 relinquish 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.

<p>STATE OF <u>Iowa</u>)) SS: COUNTY OF <u>Polk</u>)</p> <p>On this <u>29</u> day of <u>November</u>, 2023, before me the undersigned, a Notary Public in and for said State, personally appeared A.J. Abrahamsen and Gracia M. Abrahamsen, a married couple, to me known to be the identical persons named in and who executed the foregoing instrument and acknowledged that those persons executed the same as their voluntary act and deed.</p> <p> _____ Notary Public in and for said State</p>	<p>Dated: <u>November 29th</u>, 2023</p> <p> _____ A.J. Abrahamsen</p> <p> _____ Gracia M. Abrahamsen</p>
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