

BK: 2025 PG: 1452
Recorded: 6/10/2025 at 8:12:53.0 AM
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

This instrument prepared by:
ANDI K. DYAR, THE REAL ESTATE SERVICE CENTER, 7101 VISTA DRIVE, WEST DES MOINES IA 50266; Phone # (515) 278-2226
Return document to and mail tax statements to:
EDWIN WARE AND JENIFER WARE, 1636 25TH AVE. SW, ALTOONA, 50009

WARRANTY DEED

Legal: **A tract of land located in the Southeast Quarter (¼) of the Southeast Quarter (¼) of Section Twenty-one (21), Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P. M., Madison County, Iowa, more particularly described as follows, to-wit : Commencing at a point 981.54 feet North of the Southeast corner of said Section Twenty-one (21), thence continuing North 336.50 feet, thence North 87°10'09" West 646.13 feet, along the North line of the Southeast Quarter (¼) of the Southeast Quarter (¼) of said section, thence South 00°28'56" West 336.50 feet, thence South 87°10'50" East 648.96 feet to the point of beginning, containing 5 acres**

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Seeking Land, LLC d/b/a Serious Land Capital**, a Delaware limited liability company, hereby conveys the above-described real estate to **Edwin John Ware and Jenifer L. Ware**, a married couple, as Joint Tenants with full rights of survivorship and not as Tenants in Common.

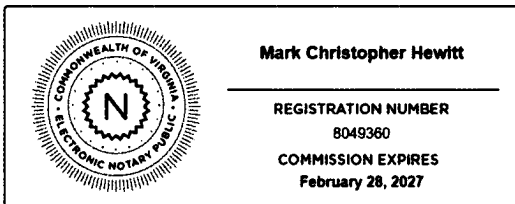
There is no known private burial site, well, solid waste disposal site, underground storage tank, hazardous waste, or private sewage disposal system on the property as described in Iowa Code § 558.69, and therefore this transaction is exempt from the requirement to submit a groundwater hazard statement.

SUBJECT TO ALL COVENANTS, RESTRICTIONS, AND EASEMENTS OF RECORD

Grantor does hereby covenant with Grantee, and successors in interest, that said Grantor holds the real estate by title in fee simple; that the Grantor 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 Grantor covenants 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.

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| <p>STATE OF <u>Virginia</u>)) SS: COUNTY OF <u>Prince William</u>)</p> <p>On this <u>14th</u> day of <u>May</u>, 2025, before me the undersigned, a Notary Public in and for said State, personally appeared <u>Chris Duff</u>, to me known, and who being by me duly sworn, did say that the person is the <u>Managing Member</u> of said corporation; that no seal has been procured by the corporation; and that this instrument was signed on behalf of the corporation by authority of its Board of Directors and the said officer acknowledged the execution of this instrument to be the voluntary act and deed of the corporation, by it voluntarily executed.</p> <p><u>Mark Christopher Hewitt</u> Notary Public in and for said State 8049360 My Commission Expires 02/28/2027</p> | <p>Dated: <u>05/14/2025</u>, 2025</p> <p>Seeking Land, LLC d/b/a Serious Land Capital, a Delaware limited liability company, by:</p> <p><u>Chris Duff</u></p> <p><u>Chris Duff, Managing Member</u> Print name of Signatory</p> |
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Notarized remotely online using communication technology via Proof.