

\$1,075,000.00

BK: 2024 PG: 1267

Recorded: 6/7/2024 at 2:11:16.0 PM

Pages 2

County Recording Fee: \$17.00

Iowa E-Filing Fee: \$3.00

Combined Fee: \$20.00

Revenue Tax: \$1,719.20

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)453-4684

Mail tax statements and return document to:

Oosman Saeed, 1780 Maple Ct, Winterset, IA 50273

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## WARRANTY DEED

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Benjamin A. Hudson and Melissa R. Hudson, a married couple**, do hereby convey unto **Oosman Saeed and Melissa Salevsky, a married couple**, as **Joint Tenants with full rights of survivorship and not as Tenants in Common**, the following described real estate:

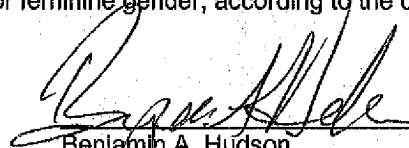
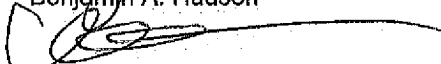
**Lots Nineteen (19) and Twenty (20) of Covered Bridge Estates, located in the East Half (½) of the Southeast Quarter (¼) of Section Twelve (12), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa.**

Order No.: 808-28487/MC

**SUBJECT TO ANY COVENANTS, RESTRICTIONS AND EASEMENTS OF RECORD**

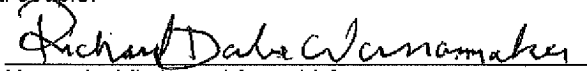
Grantors do hereby covenant with Grantees, and successors in interest, that said Grantors hold the real estate by title in fee simple; that the Grantors have good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances except as may 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.

  
Benjamin A. Hudson  
  
Melissa R. Hudson

STATE OF Iowa )  
COUNTY OF Polk ) SS:

This instrument was acknowledged before me on June 6 2024 by Benjamin A. Hudson and Melissa R. Hudson, a married couple.

  
Notary Public in and for said State

