

\$342,500.00

BK: 2026 PG: 2886
Recorded: 9/28/2026 at 8:48:03.0 AM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$547.20
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

This instrument prepared by and return to:

ROSS F. BARNETT, ABENDROTH RUSSELL BARNETT LAW FIRM, 2560 – 73rd Street, Urbandale, Iowa 50322 Phone # (515) 707-0412

Mail tax statements to:

LAURIE GREENMAN AND ROGER GREENMAN, 704 North 14th Avenue, Winterset, Iowa 50273

File #KEY (dmf)

WARRANTY DEED

Legal: **Lot Eleven (11) in Block Four (4) in BIRCHWOOD ESTATES, PLAT NO. 1, an Addition to the City of Winterset, Madison County, Iowa**

Address: 704 North 14th Avenue, Winterset, Iowa 50273

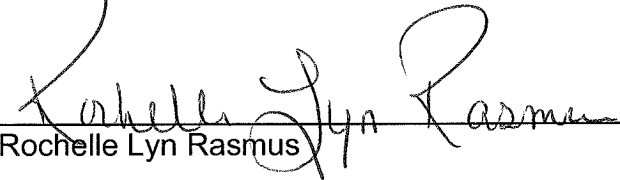
For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Robert Rasmus and Rochelle Lyn Rasmus, a married couple**, do hereby convey the above-described real estate to **Laurie Greenman and Roger Greenman, a married couple**, as 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.

STATE OF <u>Iowa</u>) COUNTY OF <u>Polk</u>) SS: On this <u>17</u> day of <u>September</u>, 2026, before me the undersigned, a Notary Public in and for said State, personally appeared Robert Rasmus and Rochelle Lyn Rasmus, 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.  _____ Notary Public in and for said State	Dated: <u>9/17</u>, 2026  _____ Robert Rasmus  _____ Rochelle Lyn Rasmus
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