

BK: 2026 PG: 3017

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Pages 2

County Recording Fee: \$17.00

Iowa E-Filing Fee: \$3.00

Combined Fee: \$20.00

Revenue Tax: \$34.40

BRANDY L. MACUMBER, RECORDER

Madison County, Iowa

WARRANTY DEED
Recorder's Cover Sheet

Preparer Information:

Samuel H. Braland, P.O. Box 370, Earlham, Iowa 50072 (515) 758-2267

Taxpayer Information:

Anton J. Halamar
455 N.E. Sycamore Avenue
Earlham, Iowa 50072

Return Document To:

Samuel H. Braland, P.O. Box 370, Earlham, Iowa 50072

Grantors:

Anton J. Halamar

Grantees:

Gwendelynn M. Weesner

Legal Description: See Page 2



WARRANTY DEED

For the consideration of \$22,000.00 and no/100ths----- Dollars and other valuable consideration, **ANTON J. HALAMAR, a single person**, does hereby convey to: **GWENDELYNN M. WEESNER**, the following described real estate in Madison County, Iowa:

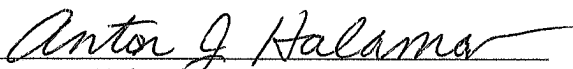
Lots Nine (9) and Ten (10) in Block Two (2) of Johnson's Addition to the Town of Earlham, Madison County, Iowa.

This deed is given in fulfillment of a real estate contract by and between the Grantor and Grantee dated March 18, 2017 and recorded on March 20, 2017 in Book 2017, Page 871, in the Office of the Recorder of Madison County, Iowa. Inasmuch as this deed is given in fulfillment of a recorded real estate contract, it is exempt from declaration of value and groundwater hazard statement filing requirements.

Grantors do Hereby Covenant with grantees, and successors in interest, that 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 relinquishes all rights of dower, homestead and distributive share in and to the real estate.

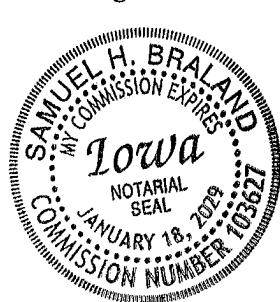
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

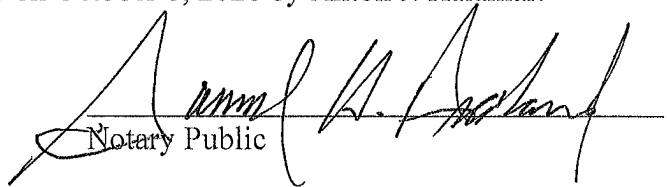
Dated: October 8, 2026.


Anton J. Halamar

STATE OF IOWA, COUNTY OF MADISON: ss

This record was acknowledged before me on October 8, 2026 by Anton J. Halamar.




Notary Public