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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK



WARRANTY DEED
THE IOWA STATE BAR ASSOCIATION
Official Form No. 101
Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)

Samuel H. Braland, 115 E. First Street, P.O. Box 370, Earlham, Iowa 50072 (515) 758-2267

#1/3

Taxpayer Information: (Name and complete address)

Michael H. Frey
1365 Earlham Road
Earlham, Iowa 50072

✓ **Return Document To:** (Name and complete address)

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

Grantors:

Linda M. Smith

Grantees:

Michael H. Frey

Legal description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of One and no/100ths (\$1.00)----- Dollar(s)
 and other valuable consideration, LINDA M. SMITH also known as Linda Mae Smith and JIMMIE
R. SMITH, wife and husband, do hereby Convey to
MICHAEL H. FREY also known as Michael Harold Frey, a married person,
 _____ the following described real estate in
Madison County, Iowa:

Real estate described on Exhibit "A" attached hereto and by this reference incorporated herein.

This is a deed between of partition between family members where the interest conveyed is without consideration; therefore, this transfer is exempt from the Iowa real estate transfer tax and declaration of value and groundwater hazard statement filing requirements pursuant to Section 428A.2(13), Code of Iowa.

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 on January 15, 2020.

 (Grantor)

Linda M. Smith
 Linda M. Smith (Grantor)

 (Grantor)

Jimmie R. Smith
 Jimmie R. Smith (Grantor)

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on January 15, 2020, by Linda M. Smith
and Jimmie R. Smith



[Signature]
 Signature of Notary Public

Exhibit "A"

- (a) The undivided one-fourth interest of Linda M. Smith in and to:

The Northwest Quarter (NW $\frac{1}{4}$) of Section 24, Township 77 North, Range 29 West of the 5th P.M., Madison County, Iowa.

- (b) The undivided one-fourth interest of Linda M. Smith in and to:

The East Half of the Southwest Quarter (E $\frac{1}{2}$ SW $\frac{1}{4}$) of Section 24, Township 77 North, Range 29 West of the 5th P.M., Madison County, Iowa.

- (c) The undivided one-fourth interest of Linda M. Smith in and to:

The West Half of the Southwest Quarter (W $\frac{1}{2}$ SW $\frac{1}{4}$) of Section 24, Township 77 North, Range 29 West of the 5th P.M., Madison County, Iowa.