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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

**Taxpayer Information:** (Name and complete address)

Linda M. Smith  
1786 Elmwood Avenue  
Earlham, Iowa 50072

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

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

**Grantors:**

Michael H. Frey

**Grantees:**

Linda M. Smith

**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, MICHAEL H. FREY also known as Michael Harold Frey and  
PENNY L. FREY, husband and wife, do hereby Convey to  
LINDA M. SMITH also known as Linda Mae Smith, 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 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.

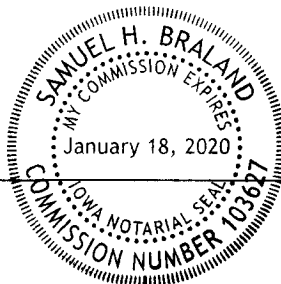
Dated on January 15, 2020.

\_\_\_\_\_  
 (Grantor) Michael H. Frey  
 Michael H. Frey (Grantor)

\_\_\_\_\_  
 (Grantor) Penny L. Frey  
 Penny L. Frey (Grantor)

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on January 15, 2020, by Michael H. Frey  
and Penny L. Frey



Samuel H. Braland  
 Signature of Notary Public

### **Exhibit "A"**

The undivided one-fourth interest of Michael H. Frey in and to:

The West Half ( $W\frac{1}{2}$ ) of the Southwest Quarter ( $SW\frac{1}{4}$ ) of Section 23 in Township 77 North, Range 29 West of the 5th P.M., Madison County, Iowa, excepting therefrom the following: Beginning at the Northwest Corner of the West Half ( $W\frac{1}{2}$ ) of the Southwest Quarter ( $SW\frac{1}{4}$ ) of Section 23, Township 77 North, Range 29 West of the 5th P.M., Madison County, Iowa; thence South  $0^{\circ}00'$  West 430.0 feet along the West line of the West Half ( $W\frac{1}{2}$ ) of the Southwest Quarter ( $SW\frac{1}{4}$ ) of said Section 23; thence South  $89^{\circ}08'$  East 433.63 feet; thence North  $0^{\circ}27'$  East 430.0 feet to the North line of the West Half ( $W\frac{1}{2}$ ) of the Southwest Quarter ( $SW\frac{1}{4}$ ) of said Section 23; thence North  $89^{\circ}08'$  West 437.0 feet to the point of beginning, containing 4.3 acres more or less and subject to the existing road right-of-way.