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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

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WARRANTY DEED - JOINT TENANCY

THE IOWA STATE BAR ASSOCIATION

Official Form No. 103

Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)

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

Taxpayer Information: (Name and complete address)

Michael H. Frey and Penny L. 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:

Michael H. Frey

Grantees:

Michael H. Frey
Penny L. Frey

Legal description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED JOINT TENANCY

For the consideration of \$1.00 and no/100ths----- Dollar(s) and other valuable consideration, MICHAEL H. FREY and PENNY L. FREY, husband and wife,
do hereby Convey to
MICHAEL H. FREY and PENNY L. FREY, husband and wife,
as Joint Tenants
 with Full Rights of Survivorship, and not as Tenants in Common, 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 transfer between husband and wife for the private partition of property and for monetary consideration of less than \$500; therefore, this transfer is exempt from Iowa real estate transfer tax and declaration of value and groundwater hazard statement filing requirements pursuant to Section 428A.2(15) and (21), 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 Janaury 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 Janaury 15, 2020, by Michael H. Frey and Penny L. Frey



[Signature]
 Signature of Notary Public

Exhibit "A"

The Northwest Quarter (NW¼) of Section 24, Township 77 North, Range 29 West of the 5th P.M., Madison County, Iowa.

And

The East Half of the Southwest Quarter (E½ SW¼) of Section 24, Township 77 North, Range 29 West of the 5th P.M., Madison County, Iowa.

And

The West Half of the Southwest Quarter (W½ SW¼) of Section 24, Township 77 North, Range 29 West of the 5th P.M., Madison County, Iowa.