



Document 2021 834

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Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$221.60

Rev Stamp# 77

INDX

ANNO

SCAN

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

WARRANTY DEED JOINT TENANCY

Recorder's Cover Sheet

\$139,000

Preparer Information: Jerrold B. Oliver, 101 1/2 W. Jefferson, Winterset, IA 50273, Phone:
515-462-3731

Taxpayer Information: Michael H. Frey and Penny L. Frey, 1365 Earlham Road, Earlham, IA
50072

☒ **Return Document To:** Michael H. Frey, 1365 Earlham Road, Earlham, IA 50072

Grantors: Dale E. Tuttle and Nancy L. Tuttle

Grantees: Michael H. Frey and Penny L. Frey

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED JOINT TENANCY

For the consideration of One Hundred Thirty-Nine Thousand Dollar(s) and other valuable consideration, Dale E. Tuttle and Nancy L. Tuttle, Husband and Wife, do hereby Convey to Michael H. Frey and Penny L. Frey, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Madison County, Iowa:

Parcel "C" a part of the Southwest Quarter of the Southeast Quarter of Section 25, Township 76 North, Range 29 West of the 5th P.M., Madison County, Iowa, as shown in the Plat of Survey recorded on November 25, 2015, in Book 2015, Page 3549 in the Recorder's Office of Madison County, Iowa.

This Deed is given in satisfaction of a Real Estate Contract dated and filed March 1, 2016, in Book 2016, Page 514 in the Recorder's Office of Madison County, 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: 2.26.21.

Dale E. Tuttle

Dale E. Tuttle, Grantor

Nancy L. Tuttle

Nancy L. Tuttle, Grantor

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on 2.26.21 by Dale E. Tuttle and Nancy L. Tuttle.



Kim Leonard
Signature of Notary Public