



Document 2025 716

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Date 3/26/2025 Time 1:23:33PM

Rec Amt \$17.00 Aud Amt \$5.00

Rev Transfer Tax \$439.20

Rev Stamp# 97 DOV# 99

INDX
ANNO
SCAN

BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

\$275,000.00

WARRANTY DEED

Prepared by: Aaron M. Hubbard, Hubbard & Roth Law Firm, P.C., 2900 100th Street, Suite 209, Urbandale, IA 50322; Phone: (515) 222-1700

EV **Send Tax Statements and return document to:** Tyler Frank and Katherine Frank, 1362 Hogback Bridge Road, Earlham, IA 50072

Grantor/Affiant: Michael J. Frank and Terri Zimmerman-Frank

Grantee: Tyler Frank and Katherine Frank

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For the consideration of One Dollar(s) and other valuable consideration, Michael J. Frank and Terri Zimmerman-Frank, a married couple, do hereby Convey to Tyler Frank and Katherine Frank, a married couple, as Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described real estate:

Lot Three (3) of Quinn's Gate Subdivision, located in the Northeast Quarter (NE1/4) of the Southwest Quarter (SW1/4) of Section Twenty-three (23), Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th P.M., 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.

[Signatures and Acknowledgement on Page 2]

Michael J. Frank
Michael J. Frank

3-21-2025
(DATE)

STATE OF IOWA, COUNTY OF Madison

This record was acknowledged before me this 21st day of March, 2025, by Michael J. Frank.

Hailey Link
Signature of Notary Public



Terri Zimmerman-Frank 3-21-2025
Terri Zimmerman-Frank (DATE)

STATE OF IOWA, COUNTY OF Maclison

This record was acknowledged before me this 21st day of March, 2025, by Terri Zimmerman-Frank.

Hailey Link
Signature of Notary Public

