



BK: 2016 PG: 1294
Recorded: 5/16/2016 at 3:41:19.0 PM
Fee Amount: \$17.00
Revenue Tax: \$151.20
LISA SMITH RECORDER
Madison County, Iowa



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, IA 50072 (515) 758-2267

Taxpayer Information: (Name and complete address)
Harrison Michael Frey
1386 Fawn 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:
Harrison Michael Frey

Legal description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of \$95,000.00 Dollar(s)
 and other valuable consideration, MICHAEL H. FREY and PENNY L. FREY, husband and wife,
do hereby Convey to
HARRISON MICHAEL FREY, a single person,
the following described real estate in
Madison County, Iowa:

An undivided one-half interest in and to:

Parcel "B" located in the Southwest Fractional Quarter (1/4) of the Northwest Quarter (1/4) and in the Southeast Quarter (1/4) of the Northwest Quarter (1/4) of Section Thirty (30), Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, containing 44.167 acres, as shown in Plat of Survey filed in Book 2001, Page 5346, on November 29, 2001, in the Office of the Recorder 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 on May 16, 2016.

Michael H. Frey
 Michael H. Frey (Grantor)

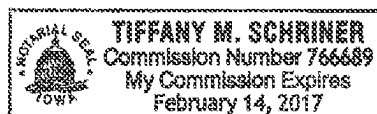
 (Grantor)

Penny L. Frey
 Penny L. Frey (Grantor)

 (Grantor)

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on May 16, 2016, by Michael H. Frey
and Penny L. Frey



TMSchriener
 Signature of Notary Public