



Document 2018 1521

Book 2018 Page 1521 Type 03 001 Pages 2
Date 5/16/2018 Time 2:26:28PM
Rec Amt \$12.00 Aud Amt \$5.00
Rev Transfer Tax \$1,279.20
Rev Stamp# 194 DOV# 195
LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

INDX
ANNO
SCAN
CHEK



WARRANTY DEED
THE IOWA STATE BAR ASSOCIATION
Official Form No. 101
Recorder's Cover Sheet

\$860,000

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)

Parker Lee 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
Penny L. Frey

Grantees:

Parker Lee Frey

Legal description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of \$800,000.00 and no/100ths----- Dollar(s)
 and other valuable consideration, MICHAEL H. FREY and PENNY L. FREY, husband and wife,
do hereby Convey to
PARKER LEE FREY, a single person,
the following described real estate in
Madison County, Iowa:

The West Half (1/2) of the East Half (1/2) of the Southwest Quarter (1/4) and the West Half (1/2) of the Southwest Quarter (1/4) of Section Twenty-seven (27), Township Seventy-six (76) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa, EXCEPT a parcel described as beginning at the Southwest corner of the Southwest Quarter (1/4) of said Section Twenty-seven (27), and running thence East 568 feet, thence North 287 feet, thence West 568 feet, thence South 287 feet to the point of beginning; AND EXCEPT Parcel "A" located in the Northwest Quarter (1/4) of the Southwest Quarter (1/4) of said Section Twenty-seven (27), as shown in the Plat of Survey recorded in Book 2007, Page 4226 on November 26, 2007, 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, 2018.

 (Grantor)

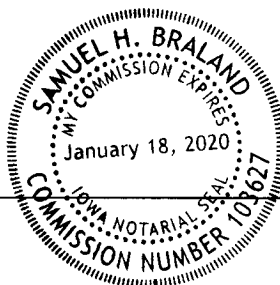
Michael H. Frey
 Michael H. Frey (Grantor)

 (Grantor)

Penny L. Frey
 Penny L. Frey (Grantor)

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on May 16, 2018, by Michael H. Frey
and Penny L. Frey



Samuel H. Braland
 Signature of Notary Public