

BK: 2018 PG: 2791
Recorded: 8/27/2018 at 3:49:41.0 PM
Fee Amount: \$22.00
Revenue Tax: \$0.00
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, Iowa 50072 (515) 758-2267

Taxpayer Information: (Name and complete address)

Michael H. 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:

Linda M. Smith

Grantees:

Michael H. Frey

Legal description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of One and no/100ths (\$1.00)----- Dollar(s)
 and other valuable consideration, LINDA M. SMITH and JIMMIE R. SMITH, wife and husband,
do hereby Convey to
MICHAEL H. FREY, a married person,
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 deed between of partition between family members where the interest conveyed is without consideration; therefore, this transfer is exempt from the Iowa real estate transfer tax and declaration of value and groundwater hazard statement filing requirements pursuant to Section 428A.2(13), 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 August 27, 2018.

 (Grantor)

Linda M. Smith
 Linda M. Smith (Grantor)

 (Grantor)

Jimmie R. Smith
 Jimmie R. Smith (Grantor)

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on August 27, 2018, by Linda M. Smith
and Jimmie R. Smith



Samuel H. Braland
 Signature of Notary Public

EXHIBIT "A"

The undivided one-half interest of Linda M. Smith in and to:

The East Half ($\frac{1}{2}$) of the Southeast Quarter ($\frac{1}{4}$) of Section 24, Township 77 North, Range 29 West of the 5th P.M., Madison County, Iowa, EXCEPT Parcel "A" in the Northeast Quarter of the Southeast Quarter of Section 24, Township 77 North, Range 29 West of the 5th P.M., Madison County, Iowa more particularly described as follows: Beginning at the East Quarter Corner of Section 24, Township 77 North, Range 29 West of the 5th P.M., Madison County, Iowa; thence South 00°00'00" East 1010.01 feet along the centerline of a county road which is the East line of the Southeast Quarter of said Section 24; thence North 87°07'47" West 384.29 feet; thence North 01°05'57" East 642.44 feet; thence North 02°52'59" East 351.93 feet to the North line of said Southeast Quarter; thence South 89°30'30" East 353.80 feet along the centerline of a County Road to the Point of Beginning, containing 8.567 acres including 1.389 acres of County Road Right-of-Way.