

**BK: 2018 PG: 2792**  
**Recorded: 8/27/2018 at 3:49:42.0 PM**  
**Fee Amount: \$17.00**  
**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)

Linda M. Smith  
1786 Elmwood 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:**

Linda M. Smith

**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, MICHAEL H. FREY and PENNY L. FREY, husband and wife,  
do hereby Convey to  
LINDA M. SMITH, a married person,  
the following described real estate in  
Madison County, Iowa:

The undivided one-half interest of Michael H. Frey in and to:

South One-half (S½) of the Northeast Quarter (NE¼) of Section 33, Township 77 North, Range 29 West of the 5th P.M., Madison County, Iowa.

This is a deed 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)

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 August 27, 2018, by Michael H. Frey  
and Penny L. Frey



[Signature]  
 Signature of Notary Public