

BK: 2019 PG: 505
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Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$959.20
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, Iowa 50072 (515) 758-2267

Taxpayer Information: (Name and complete address)

Brad VanWeelden
5672 N.W. 5th Court
Des Moines, Iowa 50313

Return Document To: (Name and complete address)

Samuel H. Braland
P.O. Box 370
Earlham, Iowa 50072

Grantors:

Oliver Frazier

Grantees:

Brad VanWeelden Trust

Legal description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of \$600,000.00 and no/100ths----- Dollar(s)
 and other valuable consideration, OLIVER FRAZIER, a single person,
do hereby Convey to
Brad VanWeelden, Trustee of the BRAD VanWEELDEN TRUST dated March 20, 2013,
the following described real estate in
Madison County, Iowa:

The Northeast Quarter of Section Seven (7), Township Seventy-five (75) North, Range Twenty-eight (28)
 West of the 5th P.M., Madison County, Iowa.

This deed is given in fulfillment of a real estate contract by and between the grantor and grantee recorded on
 October 30, 2018 in Book 2018, Page 3502, in the Office of the Recorder of Madison County, Iowa. Since
 this deed is given in fulfillment of a recorded real estate contract, this transfer is exempt from declaration of
 value, and groundwater hazard statement filing requirements.

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 February 12, 2019.

Oliver Frazier
 Oliver Frazier (Grantor)

 (Grantor)

 (Grantor)

 (Grantor)

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on February 12, 2019, by Oliver Frazier



Sara Tessmer
 Signature of Notary Public