

BK: 2019 PG: 2610
Recorded: 8/23/2019 at 10:50:25.0 AM
Pages 1
County Recording Fee: \$12.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$15.00
Revenue Tax: \$140.80
LISA SMITH RECORDER
Madison County, Iowa

Taxpayer & Return To: Joshua Frey, 1674 – 170th Street, Winterset, IA 50273
Preparer: Jeffrey N. Bump, Bump & Bump, LLP, Box 127 Panora, Iowa 50216, Phone: (641) 755-2131

WARRANTY DEED - JOINT TENANCY

For the consideration of One Dollar and other valuable consideration, Jeffrey J. Warren and Doreena L. Warren, husband and wife, do hereby Convey to Joshua James Frey and Brittany Lee Frey, husband and wife, as Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described real estate in Madison County, Iowa:


That part of the Southeast Quarter (SE¼) of the Northwest Quarter (NW¼) lying South of the Public Highway of Section Eight (8), Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, EXCEPT the following two tracts: Parcel "A", located in the Southeast Quarter (¼) of the Northwest Quarter (¼) of said Section Eight (8), containing 8.49 acres, as shown in Plat of Survey filed in Book 3, Page 551, on March 7, 2000, in the Office of the Recorder of Madison County, Iowa; and Parcel "B", located in the Southeast Quarter (¼) of the Northwest Quarter (¼) of said Section Eight (8), containing 9.11 acres, as shown in Amended Plat of Survey filed in Book 2001, Page 3682 on August 20, 2001, in the Office of the Recorder of Madison County, Iowa, subject to and together with any and all easements, covenants, and restrictions of record.

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.

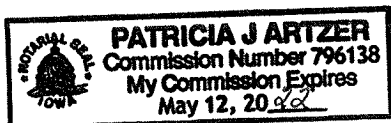
Dated: 08-20-2019



Jeffrey J. Warren


Doreena L. Warren

STATE OF IOWA, COUNTY OF POLK

This record was acknowledged before me on 08-20-2019, by Jeffrey J. Warren and Doreena L. Warren, husband and wife.




Signature of Notary Public