

BK: 2020 PG: 474
Recorded: 2/14/2020 at 8:05:54.0 AM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$507.20
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)

Parker L. 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:

J. Tyler Price
Alicia E. Price

Grantees:

Parker L. Frey

Legal description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of \$317,120.00 and no/100ths----- Dollar(s) and other valuable consideration, J. TYLER PRICE and ALICIA E. PRICE, husband and wife, PARKER L. FREY do hereby Convey to Madison County, Iowa: the following described real estate in

The West One-half (1/2) of the West One-half (1/2) of the Northwest Quarter (1/4) of Section Five (5), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., 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 February 13, 2020.

[Signature of J. Tyler Price]
J. Tyler Price (Grantor)

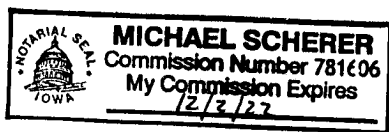
[Signature of Alicia E. Price]
Alicia E. Price (Grantor)

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on February 13, 2020, by J. Tyler Price and Alicia E. Price



[Signature of Notary Public]
Signature of Notary Public