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Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$140.00

Rev Stamp# 5 DOV# 7

INDX

ANNO

SCAN

LISA SMITH, COUNTY RECORDER

CHEK

MADISON COUNTY IOWA



WARRANTY DEED

THE IOWA STATE BAR ASSOCIATION

Official Form No. 101

Recorder's Cover Sheet

\$ 88,000

LAF69511

Preparer Information: (Name, address and phone number)

Samuel H. Braland, 115 E. First Street, P.O. Box 370, Earlham, IA 50072 (515) 758-2267

1
2

Taxpayer Information: (Name and complete address)

Justin Comito
462 - 5th Street
Earlham, Iowa 50072

Return Document To: (Name and complete address)

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

Grantors:

Michael J. Frank
Terri Zimmerman-Frank

Grantees:

Justin Comito

Legal description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of \$88,000.00 and no/100ths----- Dollar(s) and other valuable consideration, MICHAEL J. FRANK and TERRI ZIMMERMAN-FRANK, husband and wife, do hereby Convey to JUSTIN COMITO the following described real estate in Madison County, Iowa:

The West One-half (W1/2) of Lot Fifteen (15) of Eivins Addition - Plat Two, in the Town of Earlham 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 December 31, 2019.

[Signature] Michael J. Frank (Grantor)

[Signature] Terri Zimmerman-Frank (Grantor)

_____(Grantor)

_____(Grantor)

STATE OF IOWA, COUNTY OF MADISON This record was acknowledged before me on December 31, 2019, by Michael J. Frank and Terri Zimmerman-Frank

[Signature] Signature of Notary Public

