



Document 2021 4290

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Date 10/15/2021 Time 11:59:17AM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$1,048.80

Rev Stamp# 531 DOV# 524

INDX  
ANNO  
SCAN  
CHEK

LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

\$1655,838<sup>00</sup>

Return To Preparer: Lisa R. Wilson, Wilson & Egge, P.C., 222 N.W. Sunrise Drive, Waukee, Iowa 50263, (515) 369-2502  
Address Tax Statement: William A. Brown, Jr., and Angela K. Brown, 1240 Valleyview Court, Cumming, IA 50061

### WARRANTY DEED

GM115248

KNOW ALL MEN BY THESE PRESENTS: In consideration of the sum of ONE Dollar and other good and valuable consideration, the receipt of which is hereby acknowledged, FRAMPTON HOMES, INC., an Iowa corporation, hereby Conveys unto WILLIAM A. BROWN, JR., AND ANGELA K. BROWN, a married couple as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate, situated in Madison County, Iowa:

**Lot Eight (8) of Lakeshore Estates, Plat One (1), Madison County, Iowa.**

**SUBJECT TO ALL COVENANTS, RESTRICTIONS AND EASEMENTS OF RECORD.**

Grantor does hereby covenant with grantees, and their successors in interest, that said grantor holds fee title to the real estate; that they have good and lawful authority to sell and convey the same; that said premises are free and clear of all liens and encumbrances whatsoever except as may be above stated; and they covenant to warrant and defend said real estate against the lawful claims of all persons, except as may be above stated.

Each of the undersigned relinquishes all rights of dower, homestead, and distributive share in and to such 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.

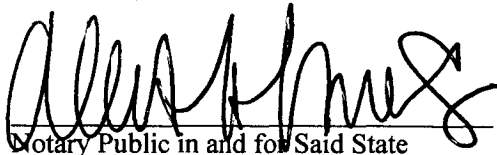
Dated 10/18, 2021.

**FRAMPTON HOMES, INC.**

  
By: Justin Frampton, President

STATE OF IOWA )  
COUNTY OF POLK ) SS:

This record was acknowledged before me on this 8 day of October, 2021, by Justin Frampton, President of Frampton Homes, Inc.

  
Notary Public in and for Said State

