

BK: 2022 PG: 2912
Recorded: 10/6/2022 at 9:04:28.0 AM
Pages 3
County Recording Fee: \$22.00
Iowa E-Filing Fee: \$3.41
Combined Fee: \$25.41
Revenue Tax: \$0.00
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)

Kelsey R. Sjoblom
400 Locust Street, Suite 380
Des Moines, IA 50309
Phone: (515) 288-6440

Taxpayer Information: (name and complete address)

Michael L. Frye
2671 Settlers Trail
Saint Charles, IA 50240

Return Document To: (name and complete address)

Kelsey R. Sjoblom
400 Locust Street, Suite 380
Des Moines, IA 50309

Grantors:

Mary M. Frye, a single person

Grantee:

Michael L. Frye and Angela M. Frye, a married couple

Legal Description: See Page 2

Document or instrument number of previously recorded documents: Book 2022, Page 331

Warranty Deed

For the consideration of One (\$1.00) Dollar and other valuable consideration, Mary M. Frye, a single person, does hereby convey to Michael L. Frye and Angela M. Frye, as Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described real estate in Madison County, Iowa:

The North Half (N½) of the Fractional Northwest Quarter (¼) of Section Thirty-one (31), in Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, EXCEPT A parcel of land in the North Half of the Northwest Fractional Quarter of Section 31, Township 75 North, Range 26 West of the 5th Principal Meridian, Madison County, Iowa, more particularly described as follows: Beginning at the North Quarter Corner of Section 31, Township 75 North, Range 26 West of the 5th Principal Meridian, Madison County, Iowa; thence South 00°00'00" 1,312.96 feet; thence South 86°30'06" West 595.00 feet along the south line of the North half of the Northwest Fractional Quarter of said Section 31; thence North 00°00'00" 1,305.67 feet to the north line of said Northwest Fractional Quarter; thence North 85°48'06" East 595.49 feet to the point of beginning. Said parcel contains 17.85 Acres including 0.55 Acres of County Road Right of Way.

Note: The east line, of the N1/2 of the NW. Fr. ¼ of Section 31, T75N, R26W is assumed to bear due north and south.

and

Fractional South Half (S1/2) of the Northwest Quarter (NW1/4) of Section Thirty-one (31), Township Seventy-five (75) North, Range Twenty-six (26), West of the 5th P.M., Madison County, Iowa.

(Locally known as 2671 Settlers Trail, Saint Charles, IA 50240)

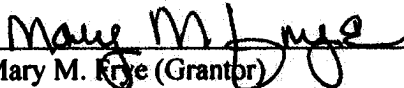
Subject to easements and restrictions of record.

This Deed and transfer is exempt from transfer tax and declaration of value and groundwater hazard statements under Exemption No. 11 as set out in Iowa Code Section 428A.2.

Grantor does Hereby Covenant with grantees, and successors in interest, that Grantor holds the real estate by title in fee simple; that she has 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 Grantor covenants to warrant and defend the real estate against the lawful claims of all persons except as may be above stated. The undersigned hereby relinquishes all rights of dower, homestead, and distributive share in and to the real estate.

Words and phrases herein, including acknowledgement hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated: September 30, 2022



Mary M. Frye (Grantor)

STATE OF IOWA)
) ss:
COUNTY OF MADISON)

This instrument was acknowledged before me on September 30, 2022, by Mary M. Frye.





Notary Public for the State of Iowa