

BK: 2023 PG: 1091
Recorded: 5/18/2023 at 8:57:47.0 AM
Pages 3
County Recording Fee: \$22.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$25.00
Revenue Tax: \$448.00
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

\$280,091.00

WARRANTY DEED
Recorder's Cover Sheet

Preparer Information:

Samuel H. Braland, P.O. Box 370, Earlham, Iowa 50072 (515) 758-2267

Taxpayer Information:

Steven D. and Sandra Jo Frame
34599 Maple Ridge Drive
Adel, Iowa 50003

Return Document To:

Samuel H. Braland, 115 E. First Street, P.O. Box 370, Earlham, Iowa 50072

Grantors:

Carol J. O'Brien

Grantees:

Steven D. Frame
Sandra Jo Frame

Legal Description: See Page 2



WARRANTY DEED – JOINT TENANCY

For the consideration of \$280,091.00 and no/100ths----- Dollars and other valuable consideration, **CAROL J. O'BRIEN, a single person**, does hereby convey to: **STEVEN D. FRAME and SANDRA JO FRAME, 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:

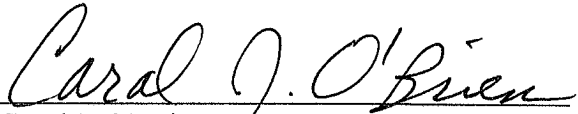
A parcel of land located in the South Half ($\frac{1}{2}$) of Section Twenty-seven (27), Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, containing 33.562 acres, as shown in Plat of Survey filed in Book 2, Page 413 on September 13, 1993, in the Office of the Recorder of Madison County, Iowa; **EXCEPT** that part of Parcel "B" located in the Southeast Quarter ($\frac{1}{4}$) of the Southwest Quarter ($\frac{1}{4}$) of said Section Twenty-seven (27), as shown in Plat of Survey filed in Book 2, Page 404 on July 16, 1993, in the Office of the Recorder of Madison County, Iowa; **AND** a tract of land located in the East Half ($\frac{1}{2}$) of the Southwest Quarter ($\frac{1}{4}$) of said Section Twenty-seven (27), described as follows, to-wit: Beginning at the Southwest corner of the Northeast Quarter ($\frac{1}{4}$) of the Southwest Quarter ($\frac{1}{4}$) of said Section Twenty-seven (27), running thence South 99 feet, thence East 771.1 feet, thence North $1^{\circ}36'$ West 223.3 feet, thence North $89^{\circ}12'$ West 784.6 feet, thence South $0^{\circ}16'$ East 139.1 feet, thence East 18.7 feet to the point of beginning, containing 4.12 acres, **EXCEPT** that part of Parcel "B" located in the Southeast Quarter ($\frac{1}{4}$) of the Southwest Quarter ($\frac{1}{4}$) of said Section Twenty-seven (27), as shown in Plat of Survey filed in Book 2, Page 404 on July 16, 1993, in the Office of the Recorder of Madison County, Iowa; **AND** the railroad right of way across the Southwest Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$) and the North Half ($\frac{1}{2}$) of the Northwest Quarter ($\frac{1}{4}$) of the Southeast Quarter ($\frac{1}{4}$) of said Section Twenty-seven (27), containing 9.38 acres; **AND** a strip of land of varying widths, being the former main track right-of-way of the Chicago, Rock Island and Pacific Railroad Company, going through the South Half ($\frac{1}{2}$) of the Northwest Quarter ($\frac{1}{4}$) of the Southeast Quarter ($\frac{1}{4}$) of said Section Twenty-seven (27), containing 3.21 acres, more or less.

This deed is given in fulfillment of a recorded real estate contract recorded in Book 2017, Page 4075, in the Office of the Recorder of Madison County, Iowa. Inasmuch as this deed is given in fulfillment of a recorded real estate contract, it is exempt from declaration of value and groundwater hazard statement filing requirements.

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.

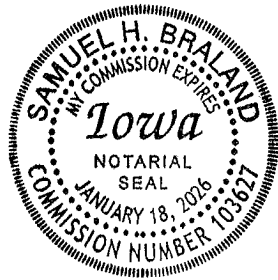
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

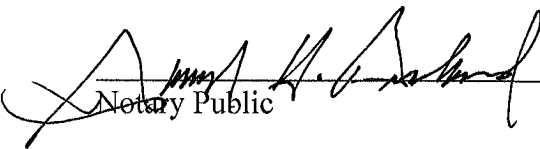
Dated: May 17, 2023.


Carol J. O'Brien

STATE OF IOWA, COUNTY OF MADISON: ss

This record was acknowledged before me on May 17, 2023 by Carol J. O'Brien.




Notary Public