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Book 2023 Page 111 Type 03 001 Pages 2

Date 1/20/2023 Time 2:24:06PM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$200.00

Rev Stamp# 12

INDX

ANNO

SCAN

BRANDY MACUMBER, COUNTY RECORDER

MADISON COUNTY IOWA

CHEK

\$125,400



WARRANTY DEED

(Joint Tenancy)

THE IOWA STATE BAR ASSOCIATION

Official Form No. 103

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)

John T. and Gretchen L. Holcomb
1631 Roseman Bridge Road
Winterset, Iowa 50273

Return Document To: (Name and complete address)

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

Grantors:

Oliver Frazier
Betty Frazier

Grantees:

John T. Holcomb
Gretchen L. Holcomb

Legal description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED - JOINT TENANCY

For the consideration of One Hundred Twenty-five Thousand Four Hundred and no/100ths (\$125,400.00)
Dollar(s) and other valuable consideration,
Oliver Frazier and Betty Frazier, husband and wife,

do hereby Convey to
John Thomas Holcomb and Gretchen Lea Holcomb, 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:

The West One-half of the Southwest Fractional Quarter (W $\frac{1}{2}$ SWFr $\frac{1}{4}$) of Section 6, Township 75 North,
Range 28 West of the 5th P.M., Madison County, Iowa.

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This deed is released from escrow and is delivered to the grantees in fulfillment of a real estate contract
recorded in Book 2010, Page ~~3129~~, 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.

STATE OF IOWA
COUNTY OF MADISON

Dated: September 30, 2014

This instrument was acknowledged before me on
September 30, 2014
by Oliver Frazier and Betty Frazier

Oliver Frazier
Oliver Frazier (Grantor)

Betty Frazier
Betty Frazier (Grantor)

Samuel H. Braland
Samuel H. Braland, Notary Public

Samuel H. Braland
(Grantor)

Samuel H. Braland
(Grantor)



(This form of acknowledgment for individual grantor(s) only)