

BK: 2023 PG: 2269
Recorded: 9/18/2023 at 2:47:57.0 PM
Pages 3
County Recording Fee: \$22.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$25.00
Revenue Tax: \$0.00
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

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:

Steven D. Frame

Grantees:

Steven D. Frame
Sandra Jo Frame

Legal Description: See Page 2



WARRANTY DEED – JOINT TENANCY

For the consideration of \$1.00 and no/100ths----- Dollars and other valuable consideration, **STEVEN D. FRAME and SANDRA JO FRAME, husband and wife**, do 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 tract of land located in the East Half of the Northwest Quarter (E $\frac{1}{2}$ NW $\frac{1}{4}$), the Southwest Quarter of the Northeast Quarter (SW $\frac{1}{4}$ NE $\frac{1}{4}$), the Northwest Quarter of the Southeast Quarter (NW $\frac{1}{4}$ SE $\frac{1}{4}$), the Northeast Quarter of the Southwest Quarter (NE $\frac{1}{4}$ SW $\frac{1}{4}$), and the West Half of the Southwest Quarter (W $\frac{1}{2}$ SW $\frac{1}{4}$), ALL IN Section 27, Township 77 North, Range 28 West of the 5th P.M., Madison County, Iowa,, containing 136.38 acres, as shown in Retracement Survey filed in Book 2007, Page 3250 on August 21, 2007 in the Office of the Recorder of Madison County, Iowa.

This is a transfer between husband and wife for monetary consideration of less than \$500.00; therefore, this transfer is exempt from Iowa real estate transfer tax and declaration of value and groundwater hazard statement filing requirements pursuant to Section 428A.2(11), Code of Iowa.

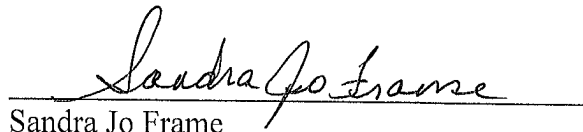
Grantors do Hereby Covenant with grantees, and successors in interest, that grantors hold the real estate by title in fee simple; that they have good and lawful authority to sell and Convey the real estate; that the real estate is free and clear of all liens and encumbrances except as may be above stated; 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: September 18th, 2023.



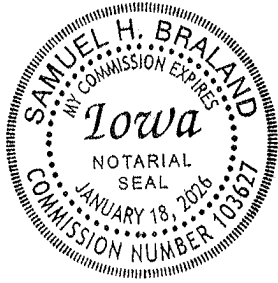
Steven D. Frame

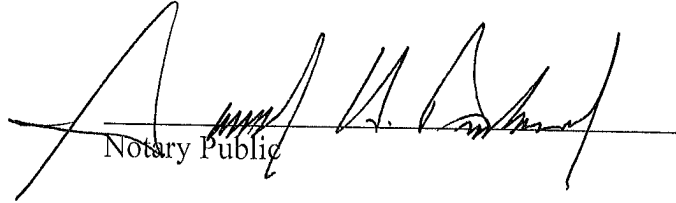


Sandra Jo Frame

STATE OF IOWA, COUNTY OF MADISON: ss

This record was acknowledged before me on September 18, 2023 by Steven D. Frame and Sandra Jo Frame, husband and wife.




Notary Public