



Document 2023 2994

Book 2023 Page 2994 Type 03 001 Pages 2
Date 12/08/2023 Time 1:02:47PM
Rec Amt \$12.00 Aud Amt \$5.00
Rev Transfer Tax \$383.20
Rev Stamp# 421 DOV# 420
BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

INDX
ANNO
SCAN
CHEK

\$240,000⁰⁰

This instrument prepared by:
JOSEPH F WALLACE, Simpson, Jensen, Abels, Fischer & Bouslog PC, 400 Locust St, Ste 400, Des Moines, IA 50309
Phone No.: (515)453-4684

✓ Mail tax statements and return to:
Daniel C. Frank, 345 NE 4th St, Earlham, IA 50072

ESB 1460112-DCP

$\frac{2}{3}$

WARRANTY DEED

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Francis M. Walters, a single person by Justin Strauss, as Agent**, does hereby convey unto **Daniel C. Frank, a single person**, the following described real estate.

Lots Five (5), Six (6) and Seven (7) in Block One (1) of Johnson's Addition to the Town of Earlham, Madison County, Iowa.



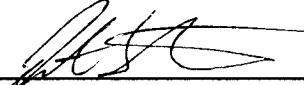
There is no known private burial site, well, solid waste disposal site, underground storage tank, hazardous waste, or private sewage disposal system on the property as described in Iowa Code section 558.69, and therefore the transaction is exempt from the requirement to submit a groundwater hazard statement.

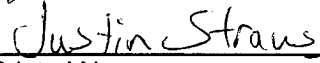
Order No.: 808-27543/MC

SUBJECT TO ANY COVENANTS, RESTRICTIONS AND EASEMENTS OF RECORD

Grantor does hereby covenant with Grantee, and successors in interest, that Grantor holds the real estate by title in fee simple; that the Grantor 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. 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.



Justin Strauss


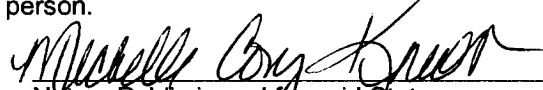
Printed Name

As Agent for
Francis M. Walters

STATE OF Florida)
COUNTY OF Dade)

SS:

This instrument was acknowledged before me on December 6th 2023 by Justin Strauss, as Agent for Francis M. Walters, a single person.



Notary Public in and for said State

