

BK: 2023 PG: 466
Recorded: 3/7/2023 at 2:33:07.0 PM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$765.60
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

Preparer: Joseph W. Coppola III, 4201 Westown Pkwy, #250, W. Des Moines, IA 50266 (515) 283-1801 (1598ROGI)

Return To: Jordan Brokaw, 3146 190th St., PROLE, IA 50229

Taxpayer Information: Jordan Brokaw, 3146 190th St., PROLE, IA 50229

WARRANTY DEED

For the consideration of One (\$1.00) Dollar and other valuable consideration, **Kathleen A. Frazier, a single person**, does hereby Convey to **Jordan Brokaw and Holly Brokaw, a married couple**, as joint tenants with full rights of survivorship and not as tenants in common, in the following described real estate:

Parcel "C", located in the South Half (1/2) of the Southeast Quarter (1/4) of Section Fifteen (15), Township Seventy-six (76) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, containing 20.000 acres, as shown in Plat of Survey filed in Book 2001, Page 1942 on May 14, 2001 in the Office of the Recorder of Madison County, Iowa;

Subject to all covenants, restrictions and easements of record.

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: 3/3/2023

Kathleen A. Frazier
Kathleen A. Frazier

STATE OF Iowa)
) ss:
COUNTY OF Polk)

This record was acknowledged before me on 3/3/2023, by
Kathleen A. Frazier, a single person.

 A rectangular notary seal stamp for Mindy Cochran. On the left is a circular emblem with a globe and the text "NOTARIAL PUBLIC IOWA". To the right of the emblem, the text reads: "MINDY COCHRAN", "Commission Number 786902", "My Commission Expires", and a handwritten date "12-24" below.

Mindy Cochran
Notary Public in and for said State