

\$380,000.00

BK: 2024 PG: 138
Recorded: 1/22/2024 at 8:17:39.0 AM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$607.20
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

**WARRANTY DEED
Recorder's Cover Sheet**

Preparer Information: Mark L. Smith, 101 1/2 W. Jefferson, Winterset, IA 50273, Phone:
515-462-3731

Taxpayer Information: Kelly Axelrod, 1106 Elmwood Lane, Earlham, IA 50072

Return Document To: Kelly Axelrod, 1106 Elmwood Lane, Earlham, IA 50072

Grantors: Michael J. Frank and Terri L. Zimmerman-Frank

Grantees: Kelly Axelrod

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of Thirty-Eight Thousand Dollar(s) and other valuable consideration, Michael J. Frank and Terri L. Zimmerman-Frank, Husband and Wife, do hereby Convey to Kelly Axelrod, the following described real estate in Madison County, Iowa:

Parcel "G" located in the Northwest Quarter (1/4) of Section Eleven (11), Township Seventy-seven (77) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa, containing 4.76 acres, as shown in Plat of Survey filed in Book 2023, Page 2460 on October 5, 2023, in the Office of the Recorder of Madison County, Iowa, EXCEPT Parcel "H", located in the Northwest Quarter (1/4) of the Northwest Quarter (1/4) therein, as shown in Plat of Survey filed in Book 2023, Page 3090 on December 19, 2023, in the Office of the Recorder of Madison County, 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: 1/11/2024

Michael J. Frank, Grantor

Terri L. Zimmerman-Frank, Grantor

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on January 11, 2024 by Michael J. Frank and Terri L. Zimmerman-Frank.



Signature of Notary Public