



Document 2013 2827

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Rev Transfer Tax \$148.00
Rev Stamp# 293 DOV# 301

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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA



WARRANTY DEED
THE IOWA STATE BAR ASSOCIATION
Official Form No. 101
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)

Michael J. Frank
1102 Elmwood Avenue
Earlham, Iowa 50072

Return Document To: (Name and complete address)

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

Grantors:

Walter Frank
Jeanne Frank

Grantees:

Michael J. Frank

Legal description: See Page 2

Document or instrument number of previously recorded documents:

2/2



WARRANTY DEED

For the consideration of Ninety-three Thousand and no/100ths (\$93,000.00)
Dollar(s) and other valuable consideration,
WALTER FRANK and JEANNE FRANK, husband and wife,

do hereby Convey to
MICHAEL J. FRANK

the following described real estate in Madison County, Iowa:



Parcel "A" located in the North Half (N¹/₂) of the Northwest Quarter (NW¹/₄) of Section Eleven (11), Township Seventy-seven (77) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa, containing 3.78 acres, as shown in Plat of Survey filed in Book 2, Page 771 on April 21, 1997, 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.

STATE OF IOWA
COUNTY OF MADISON

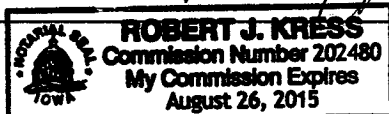
Dated: 9-9-, 2013

This instrument was acknowledged before me on 9-9, 2013 by
Walter Frank and Jeanne Frank

Walter Frank
Walter Frank (Grantor)

Jeanne M. Frank
Jeanne Frank (Grantor)

Robert J. Kress
Notary Public



(Grantor)

(Grantor)

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