



Document 2015 768

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Recorded: 3/26/2015 at 10:05:08.0 AM

Fee Amount: \$17.00

Revenue Tax: \$319.20

LISA SMITH RECORDER

Madison County, Iowa

INDX
ANNO
SCAN
CHEK

Rev Stamp# 78 DOV# 87

\$200,000.00

This instrument prepared by:

JOSEPH F. WALLACE, Abendroth & Russell, P.C., 2560 73rd St, Urbandale, IA 50322-4700

Phone No.: (515)453-4625

Return to:

Mike Frey, 1365 Earlham Rd, Earlham, IA 50072

Mail tax statements to:

Mike Frey, 1365 Earlham Rd, Earlham, IA 50072

Order No.: MES-57507/JC

WARRANTY DEED

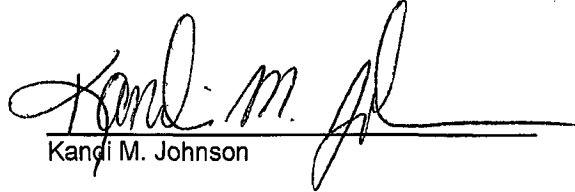
Legal: Parcel "B" located in the Southwest Fractional Quarter (1/4) of the Northwest Quarter (1/4) and in the Southeast Quarter (1/4) of the Northwest Quarter (1/4) of Section Thirty (30), Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, containing 44.167 acres, as shown in Plat of Survey filed in Book 2001, Page 5346, on November 29, 2001, in the Office of the Recorder of Madison County, Iowa.

For the consideration of One Dollar (\$1.00) and other good valuable consideration, receipt of which is hereby acknowledged, **Kandi M. Johnson, a single person**, does hereby convey unto **Mike Frey, a married person**, the above-described real estate.

SUBJECT TO ALL COVENANTS, RESTRICTIONS AND EASEMENTS OF RECORD

Grantor does hereby covenant with Grantee, and successors in interest, that said 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.

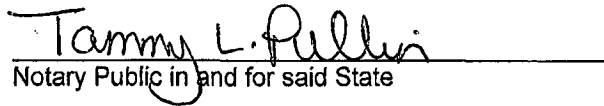
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.


Kandi M. Johnson

STATE OF Iowa)
COUNTY OF Dallas) SS:

This instrument was acknowledged before me on March 24 2015 by Kandi M. Johnson, a single person.




Notary Public in and for said State